



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 13, 2017

Barron Carnoite
c/o Merlone Geier Management LLC
3191 Zinfandel Drive, Suite 23
Rancho Cordova, CA 95670

Re: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley
Parcel Nos. 0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, the law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or

- the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road, water line purposes, access control, and temporary construction access purposes; and
 - (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorizes the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel Nos. 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,

A handwritten signature in cursive script, reading "Cecilia Gil".

Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN
RESOLUTION NO. 2017-202, NOTICE OF INTENTION TO ADOPT A
RESOLUTION OF NECESSITY FOR THE LIMONITE AVENUE/INTERSTATE 15
INTERCHANGE PROJECT**

**(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible
thereafter)**

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(Signature)

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2017-202**

3 **Notice of Intention to Adopt a Resolution of Necessity for the**
4 **Limonite Avenue/Interstate 15 Interchange Project**

5 **WHEREAS**, the portion of real properties that are the subject of this Notice
6 (collectively the "Subject Properties") are located in the Cities of Eastvale and Jurupa
7 Valley, County of Riverside, State of California, are legally described and pictorially
8 depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and
incorporated herein by this reference), are referenced as Parcels 0393-001A and 0393-
001B, Parcels 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I,
1 Parcels 0393-003A, 0393-003B, 0393-003C, and 0393-003D, Parcels 0393-004A and
2 0393-004B, Parcels 0393-005A, 0393-005C, 0393-005G and 0393-005H, Parcel 0393-
007A, Parcel 0393-008A, and Parcel 0393-009A, and are portions of larger real
properties in all cases;

3 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel
Number(s) of which they are a part, are listed below in Table One;

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Assessor's Parcel Number (portion)	Parcel Nos.
152-630-029	0393-001A and 0393-001B
152-630-001, 152-630-008, 152- 630-017, and 152-630-018	0393-002A, 0393-002E, 0393- 002F, 0393-002G and 0393- 002I
160-050-021, 160-050-023 and 160-050-073	0393-003A, 0393-003B, 0393- 003C, and 0393-003D
160-050-063, 160-050-070 and 160-050-072	0393-004A and 0393-004B
160-640-001	0393-005A, 0393-005C, 0393- 005G and 0393-005H
160-030-070	0393-007A
160-030-005	0393-008A
160-050-074	0393-009A

FORM APPROVED COUNTY COUNSEL
BY: GREGG M. GUDZ
DATE: 10-17-17

1 **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")
2 is to widen the existing northbound and southbound on- and off-ramps, widen Limonite
3 Avenue to three lanes in each direction through the interchange area, and replace the
4 existing Limonite Avenue overcrossing structure, as well re-construct loop on-ramps in
5 the southeast and northeast quadrant from the current diamond-style configuration to a
6 partial cloverleaf;

7 **WHEREAS**, the Project is a critical project which will reduce traffic congestion
8 and improve overall traffic flow within the interchange and on the I-15 corridor for the
9 current and future residents and businesses within the Project region;

10 **WHEREAS**, the Subject Properties are needed for public road, utility purposes,
11 access restrictions, non-exclusive temporary construction uses, and for other uses
12 required by the Project;

13 **WHEREAS**, Parcel 0393-001A, 0393-002A, 0393-003a, 0393-003B, 0393-004A,
14 and 0393-005A are fee simple interests for the State of California to construct the
15 Project;

16 **WHEREAS**, Parcel 0393-005C is a fee simple interest for the City of Eastvale
17 Right of Way to construct the Project;

18 **WHEREAS**, Parcels 0393-002E and 0393-005G are permanent water
19 easements to construct, reconstruct, install, replace, remove, repair, alter, operate,
20 maintain, inspect in favor of Jurupa Community Services District;

21 **WHEREAS**, Parcels 0393-002F and 0393-003C releases and relinquishes for
22 the purposes of a freeway any and all abutters rights, including access rights in favor of
23 the State of California;

24 **WHEREAS**, Parcels 0393-001B, 0393-002G, and 0393-002I, 0393-003D, 0393-
25 004B, 0393-005H, 0393-007A, 0393-008A and 0393-009A are for non-exclusive
26 temporary construction access for a thirty-six (36) month period from the effective date
27 of possession to access the portion of the referenced Subject Properties with
28 machinery, trucks, tools and other equipment that is useful or necessary to construct

and access the Project Property; however, no storage or staging will occur within the temporary construction area. Parcel 0393-001B will be accessed from the freeway and not through the retail shopping center, Parcel 0393-007A will be accessed from the freeway and not through the retail shopping center; Parcel 0393-008A will be accessed from the freeway and not through the mobile home park.

WHEREAS, the interests in the Subject Properties that are the subject of this notice (collectively the "Subject Property Interests") are identified below in Table Two; and

TABLE TWO				
Subject Properties	State R/W	City R/W	Other	Non-Exclusive Temporary Easement
0393-001A 0393-001B	X			x
0393-002A 0393-002E 0393-002F 0393-002G 0393-002I	X		JCSD* easement Access control	X X
0393-003A 0393-003B 0393-003C 0393-003D	X X		Access control	X
0393-004A 0393-004B	X			X
0393-005A 0393-005C 0393-005G 0393-005H	X	Eastvale	JCSD* easement	X
0393-007A				X
0393-008A				X
0393-009A				X

*Jurupa Community Services District

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the

1 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
2 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

3 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
4 Supervisors of Riverside County, State of California, in regular session assembled on
5 October 17, 2017.

6 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
7 November 14, 2017, at 9:00 a.m. in the meeting room of the Board of Supervisors
8 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
9 Riverside, California) may decide to adopt a Resolution of Necessity that would
10 authorize the County of Riverside to acquire the Subject Property Interests by eminent
11 domain (and that would find and determine each of the following matters):

12 (a) That the public interest and necessity require the Project;

13 (b) That the Project is planned or located in the manner that will be
14 most compatible with the greatest public good and the least private injury;

15 (c) That the Subject Property Interests are necessary for the Project;

16 (d) That the offers required by Section 7267.2 of the Government
17 Code have been made to the owners of record of the Subject Properties;

18 (e) That, to the extent that the Subject Properties are already devoted
19 to a public use, the use of the Project is a compatible use that will not unreasonably
20 interfere with or impair the continuance of the public use as it presently exists or may
21 reasonably be expected to exist in the future (California Code of Civil Procedure
22 Section 1240.510) or the use of the Project is a more necessary public use than is the
23 presently existing public use (California Code of Civil Procedure Section 1240.610);

24 (f) That the Subject Property Interests are necessary for the Project;

25 (g) That acquisition of the Subject Property Interests will promote the
26 interests of the County of Riverside.

27 2. If (within 15 days from the mailing of this Notice) you file a written request
28 to appear at the public meeting and be heard on the matters described above in 1(a),

1 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
2 appear at that meeting and be heard on those matters.

3 3. All such written requests to appear and be heard must be filed with the
4 Clerk of the Riverside County Board of Supervisors.

5 4. Your written request to appear and be heard must be filed within the
6 fifteen (15) day time period. Failure to file such a timely written request will result in a
7 waiver of your right to appear and be heard.

8 5. Questions regarding the amount of compensation to be paid will not be a
9 part of the public meeting and the Board will not consider such questions in
10 determining whether a Resolution of Necessity should be adopted.

11 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
12 be sent by first-class mail to each owner of record whose property may be acquired by
13 eminent domain and whose name and address appears on the last equalized county
14 assessment roll (including the roll of state-assessed property)

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16
17 ROLL CALL:

18
19 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
20 Nays: None
Absent: None

21 The foregoing is certified to be a true copy of a resolution duly
22 adopted by said Board of Supervisors on the date therein set forth.

23 KECIA HARPER-HEM, Clerk of said Board

24 By  Deputy

**Parcel Nos. 0393-002A, 0393-002E,
0393-002F, 0393-002G and 0393-002I**

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

BEING A PORTION OF PARCEL 19 AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA AND DESCRIBED BY GRANT DEED RECORDED JANUARY 22, 2014, AS DOCUMENT NUMBER 2014-0025504, OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE EAST HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF A PORTION OF THE JURUPA RANCHO ON SAID PARCEL MAP 32545, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30 AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205, PAGE 126 IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH $89^{\circ}39'41''$ EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 618.44 FEET;

THENCE LEAVING SAID SECTION LINE AT RIGHT ANGLES, SOUTH $00^{\circ}20'19''$ WEST, A DISTANCE OF 146.02 FEET TO THE SOUTHWESTERLY CORNER OF LOT "A", BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (76.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP 32545, AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15 (VARIABLE WIDTH) PER FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH $89^{\circ}39'41''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.98 FEET TO SOUTHEASTERLY CORNER OF SAID LOT "A," BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 21, 1986, AS INSTRUMENT NUMBER 40213, SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY LINE COMMON TO SAID PARCEL 19 AND SAID INSTRUMENT NUMBER 40213:

(COURSE "A") SOUTH $00^{\circ}19'55''$ WEST, A DISTANCE 102.71 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 169.99 FEET AND AN INITIAL RADIAL BEARING OF NORTH $44^{\circ}09'15''$ WEST;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

(COURSE "B") NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°20'38", WITH AN ARC LENGTH OF 95.96 FEET;

(COURSE "C") THENCE LEAVING SAID COMMON BOUNDARY LINE SOUTH 00°20'33" WEST, A DISTANCE OF 114.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET;

(COURSE "D") THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 56°53'02", AN ARC LENGTH OF 347.48 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 32°46'25" WEST;

(COURSE "E") THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 24°01'33", AN ARC LENGTH OF 150.96 FEET;

(COURSE "F") THENCE SOUTH 33°12'02" WEST, A DISTANCE OF 106.61 FEET;

(COURSE "G") THENCE SOUTH 29°25'46" WEST, A DISTANCE OF 180.65 FEET TO THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,750.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 77°48'34" WEST;

(COURSE "H") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°49'59", AN ARC LENGTH OF 25.45 FEET TO A POINT ON THE BOUNDARY LINE COMMON TO SAID PARCEL 19 AND PARCEL 1 OF SAID PARCEL MAP 32545, BEING THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 399.98 FEET AND AN INITIAL RADIAL BEARING OF NORTH 69°21'54" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY LINE COMMON TO PARCEL 19 AND PARCEL 1 OF PARCEL MAP 32545:

(COURSE "I") SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°19'50", AN ARC LENGTH OF 58.16 FEET;

(COURSE "J") SOUTH 12°18'16" WEST, A DISTANCE OF 5.22 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 19, BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15 AND THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,849.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 81°02'09" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY LINE COMMON TO PARCEL 19 AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15:

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

(COURSE "K") NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A
CENTRAL ANGLE OF 13°14'44", AN ARC LENGTH OF 427.67 FEET;

(COURSE "L") NORTH 22°12'35" EAST, A DISTANCE OF 531.31 FEET TO THE TRUE
POINT OF BEGINNING;

PARCEL CONTAINS 104,008 SQUARE FEET, OR 2.388 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON
THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES
SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR
HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S
RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING
PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "C" THROUGH "J"
INCLUSIVE, HEREINABOVE DESCRIBED.

08-RIV-15-PM48.1-48.2-0393-002 (0393-002A)

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

5/31/2017
DATED:



NORTH

1/4 COR.
SEC. 30

P.O.C.

08-RIV-15-PM-48.1-48.2-0393-002 (0393-002A)

S 89°39'41" E 618.44'

SECTION 19

SECTION 30

CL LIMONITE AVENUE

CURVE DATA

- | | |
|--|--|
| ① $\Delta=32^{\circ}20'38''$
R=169.99'
L=95.96'
T=49.30' | ② $\Delta=56^{\circ}53'02''$
R=350.00'
L=347.48'
T=189.58' |
| ③ $\Delta=24^{\circ}01'33''$
R=360.00'
L=150.96'
T=76.61' | ⑥ $\Delta=13^{\circ}14'44''$
R=1849.95'
L=427.67'
T=214.79' |



PARCEL
0393-002A
104,008 SQ.FT.
2.388 AC.

NE 1/4 SEC. 30
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

EASEMENT NOTES
SEE SHEET 2

() RECORD DATA PER
PM 32545 PM 225 / 7 - 18

INDICATES SUPERSEDED
RESTRICTED ACCESS

RESTRICTED ACCESS

CITY OF EASTVALE
CITY OF JURUPA VALLEY

CL IMP INTERSTATE 15

T.P.O.B.

LOT "A"

COURSE "A"
N 11°48'37" W (R)

RIGHT-OF-WAY
AS PCL 4393-3
PER INST. #40213
REC. 2/21/1986

COURSE "C"

APN 152-630-008
DOC. #2014-0025504
REC. 01/22/2014
AS PCL "A"

COURSE "D"

() RADIAL LINE DATA

- ① N 44°09'15" W
- ② N 32°46'25" W
- ③ N 56°47'58" W

LINE DATA

- ① S 00°20'19" W 146.02'
- ② S 89°39'41" E 38.98'
- ③ S 00°19'55" W 102.71'
- ④ S 00°20'33" W 114.36'
- ⑤ S 33°12'02" W 106.61'
- ⑥ S 29°25'46" W 180.65'
- ⑧ N 22°12'35" E 531.31'

DETAIL, NTS
SEE SHEET 2

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

Timothy F. Rayburn

DATE: 5/31/2017

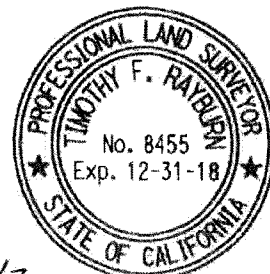
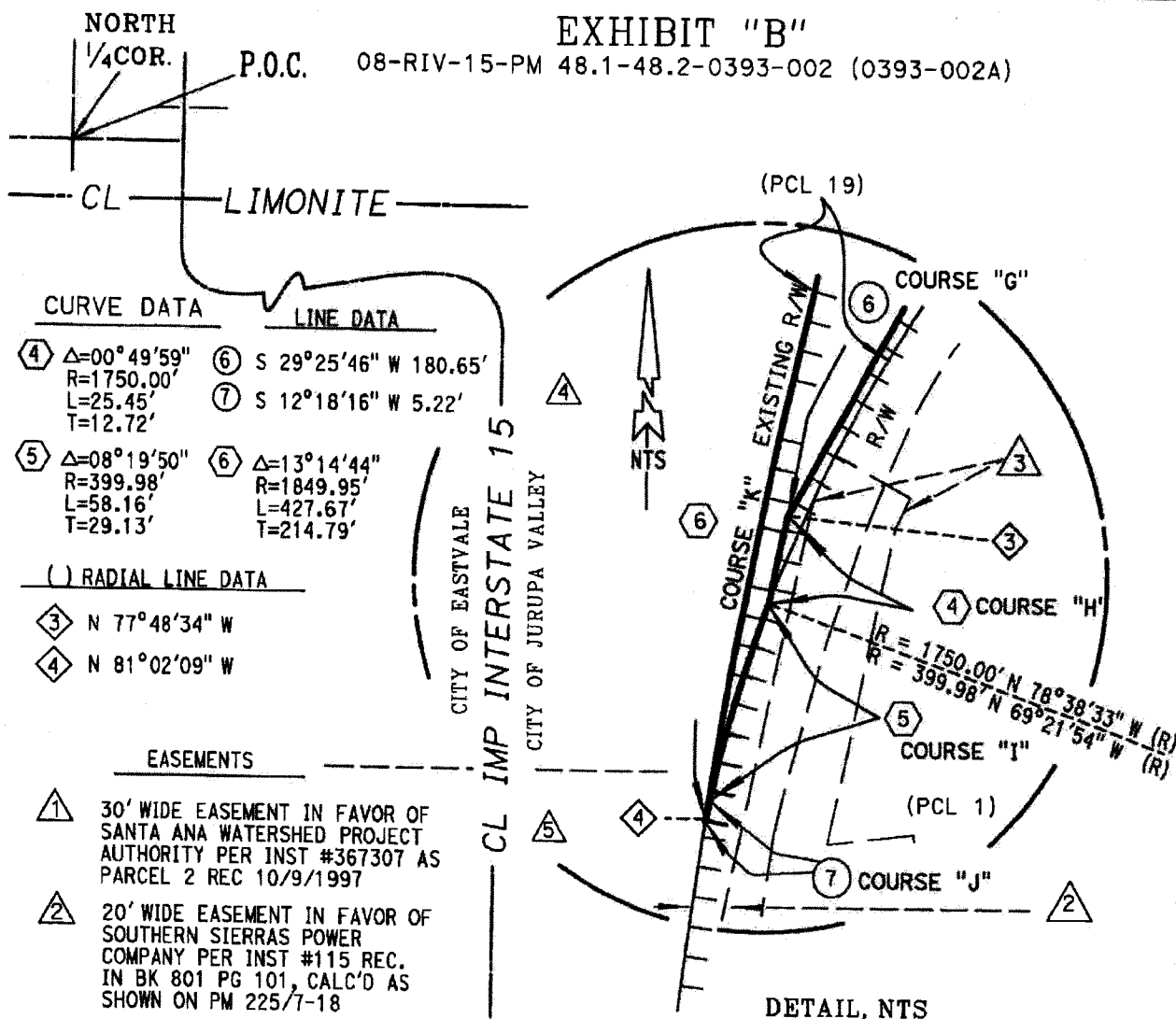


EXHIBIT "B"

08-RIV-15-PM 48.1-48.2-0393-002 (0393-002A)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

DATE: 5/31/2017

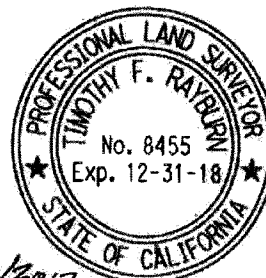


EXHIBIT "A"
LEGAL DESCRIPTION
0393-002E

BEING A PORTION OF PARCEL 19 AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 AT PAGE 33 OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED BY INSTRUMENT NUMBER 367307, RECORDED OCTOBER 9, 1997, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 RECORDED BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 22°12'35" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.12 FEET TO A LINE PARALLEL WITH AND DISTANT 243.55 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF LIMONITE AVENUE AS SHOWN ON SAID PARCEL MAP 32545;

THENCE SOUTH 89°39'41" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 189.62 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL NUMBER 0393-002A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-_____, RECORDED _____, 2017, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°20'33" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 0393-002A, A DISTANCE OF 109.83' FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL GRANTED TO THE STATE OF CALIFORNIA AS A RIGHT OF WAY EASEMENT DESCRIBED BY INSTRUMENT NUMBER 40213, RECORDED FEBRUARY 21, 1986, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 169.99 FEET, WITH AN INITIAL RADIAL BEARING OF NORTH 11°48'37" WEST;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002E

(COURSE "A") THENCE EASTERLY ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, THROUGH A CENTRAL ANGLE OF 12°08'57", WITH AN ARC LENGTH OF 36.04 FEET;

(COURSE "B") THENCE SOUTH 89°39'41" EAST, CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, A DISTANCE OF 14.22 FEET, TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THAT PORTION OF THE EASTERLY LINE OF SAID PARCEL 0393-002A HAVING A BEARING OF SOUTH 00°20'33" WEST;

THENCE SOUTH 00°20'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 113.64 FEET TO SAID PARALLEL LINE 243.55 FEET SOUTHERLY OF SAID LIMONITE AVENUE;

THENCE NORTH 89°39'41" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET, TO THE **TRUE POINT OF BEGINNING**,

PARCEL 0393-002E CONTAINS 5,637 SQUARE FEET, OR 0.129 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSE "A" AND COURSE "B", HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-002 (0393-002E)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

3-16-2017
DATED:

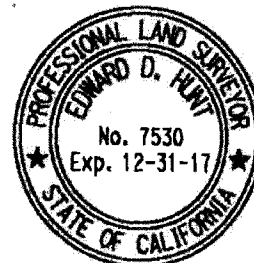
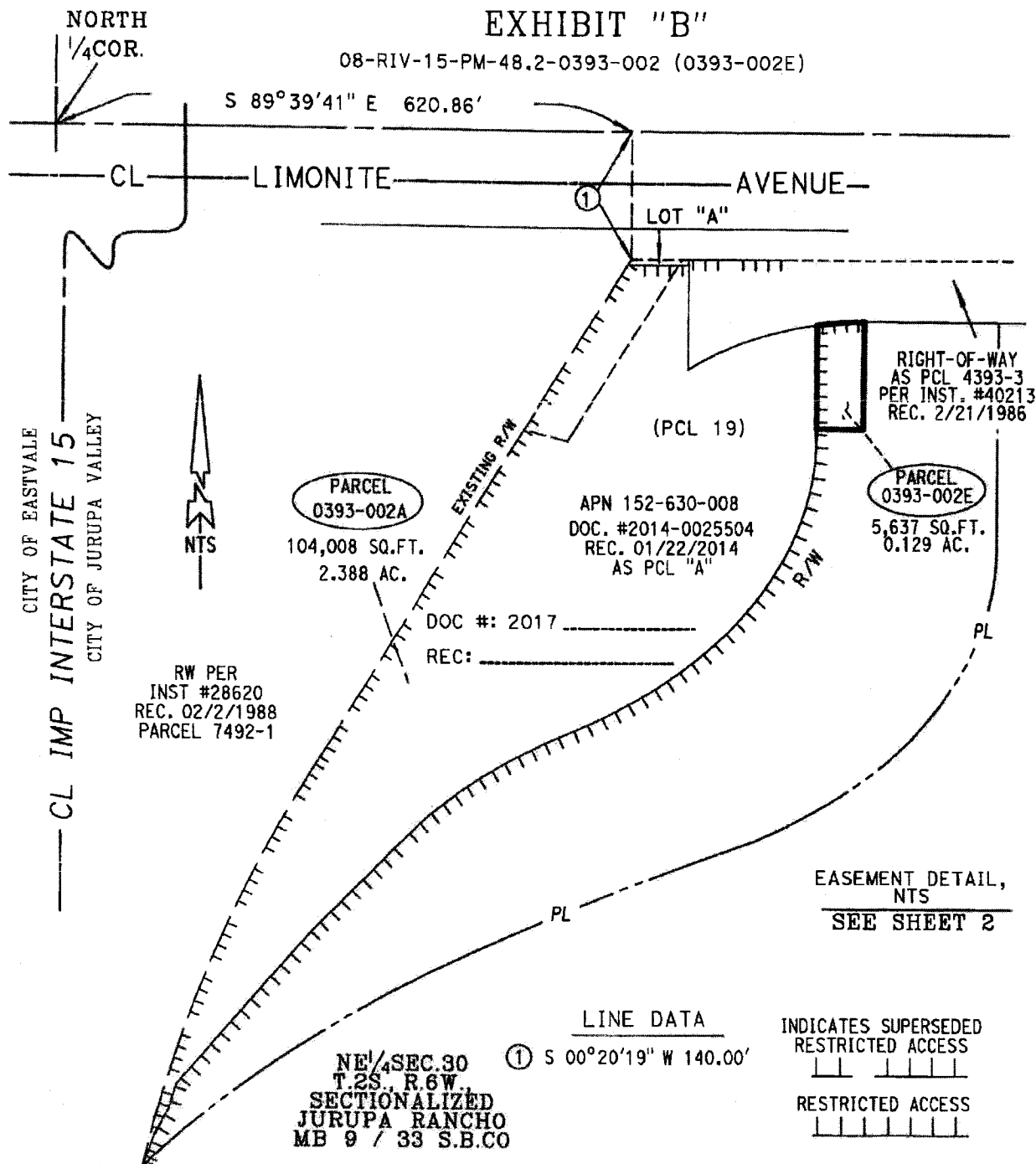


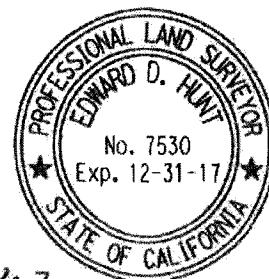
EXHIBIT "B"

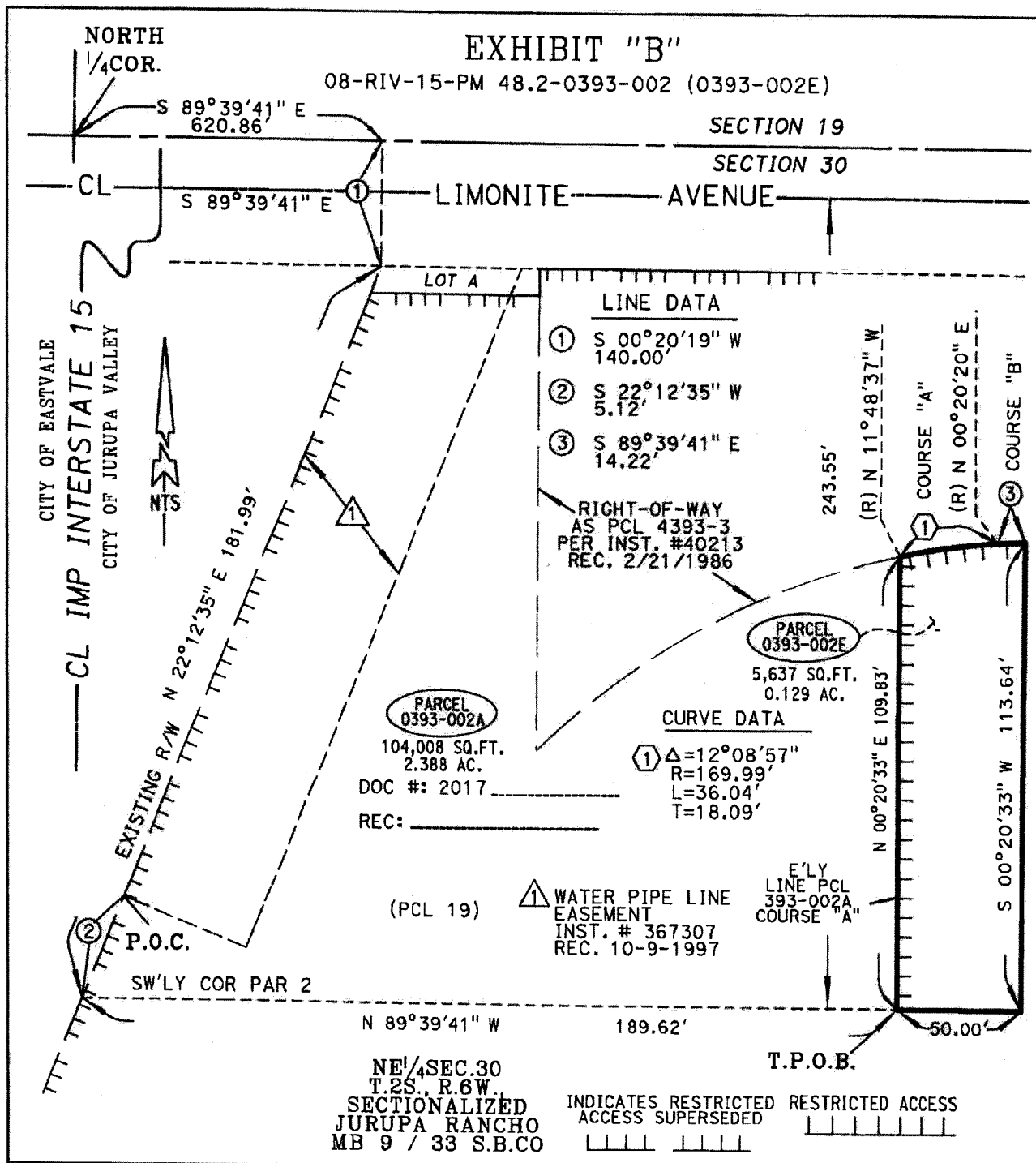
08-RIV-15-PM-48.2-0393-002 (0393-002E)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H.FINN	APPROVED BY: <i>Edward D. Hunt</i> DATE: 3-16-2017
DATE: MARCH, 2017	
SHEET 1 OF 2	





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002E

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

Edward D. Hunt

DATE:

3-16-2017

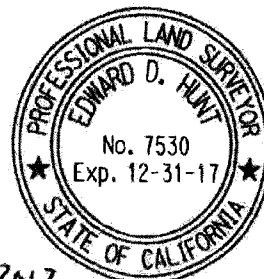


EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

BEING A PORTION OF THAT CERTAIN PARCEL GRANTED TO THE STATE OF CALIFORNIA AS A RIGHT OF WAY EASEMENT FROM SOUTHERN CALIFORNIA EDISON DESCRIBED BY INSTRUMENT NUMBER 40213, RECORDED FEBRUARY 21, 1986, OFFICIAL RECORDS OF THE RECORDER, RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER, OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 126, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 620.86 FEET;

THENCE LEAVING SAID SECTION LINE SOUTH 00°20'19" WEST, AT RIGHT ANGLES, A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY CORNER OF LOT "A" AS SHOWN ON SAID PARCEL MAP NUMBER 32545, AND THE NORTHEASTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY PARCEL OF STATE ROUTE 15 RECORDED BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 1, 1988, AS INSTRUMENT NUMBER 28620, SAID RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTHERLY LINE OF SAID LOT "A" A DISTANCE OF 36.56' FEET TO THE NORTHEASTERLY CORNER OF SAID LOT "A", ALSO BEING THE NORTHWESTERLY CORNER OF SAID INSTRUMENT NUMBER 40213;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

THENCE CONTINUING, SOUTH 89°39'41" EAST ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, A DISTANCE OF 83.38 FEET, TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND LABELED AS PARCEL NUMBER 0393-002A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-

_____, RECORDED _____, 2017, OF SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 00°20'33" WEST ALONG SAID EASTERLY PROLONGATION LINE OF PARCEL 0393-002A, A DISTANCE OF 63.81 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 169.99 FEET, HAVING AN INITIAL RADIAL BEARING OF NORTH 11°48'37" WEST, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A") THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY LINE OF INSTRUMENT NUMBER 40213 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'57", WITH AN ARC LENGTH OF 36.04 FEET;

(COURSE "B") THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°39'40" EAST, A DISTANCE OF 26.24 FEET, TO THE **POINT OF TERMINATION**;

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" AND "B", HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-010 (0393-002F)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

3-16-2017
DATED:



08-RIV-15-PM-48.2-0393-010 (0393-002F)

NORTH
1/4 COR.
P.O.C.

S 89°39'41" E 620.86'

CL

-LIMONITE

— AVENUE—
LOT "A" (PM 32545)

RW PER
INST #28620
REC. 02/1/1988
PARCEL 7492-1

PARCEL
0393-002A

104,008 SQ.FT.
2.388 AC.

RIGHT-OF-WAY
AS PCL 4393-3
PER INST. #40213
REC. 2/21/1986

PARCEL
0393-002F
62.28'
LINEAR FEET

CL IMP INTERSTATE 15 -

DOC #: 2017

REC:

APN 152-630-008
DOC. #2014-0025504
REC. 01/22/2014
AS PCL "A"

EASEMENT DETAIL,
NTS
SEE SHEET 2

PCL 19
PM 32545
225/7-18

LINE DATA

① S 00°20'19" W 140.00'

NW 1/4 SEC. 30
T. 2 S., R. 6 W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

INDICATES SUPERSEDED
RESTRICTED ACCESS

RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002F

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 1 OF 2

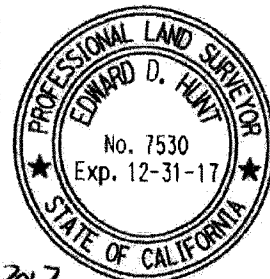
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

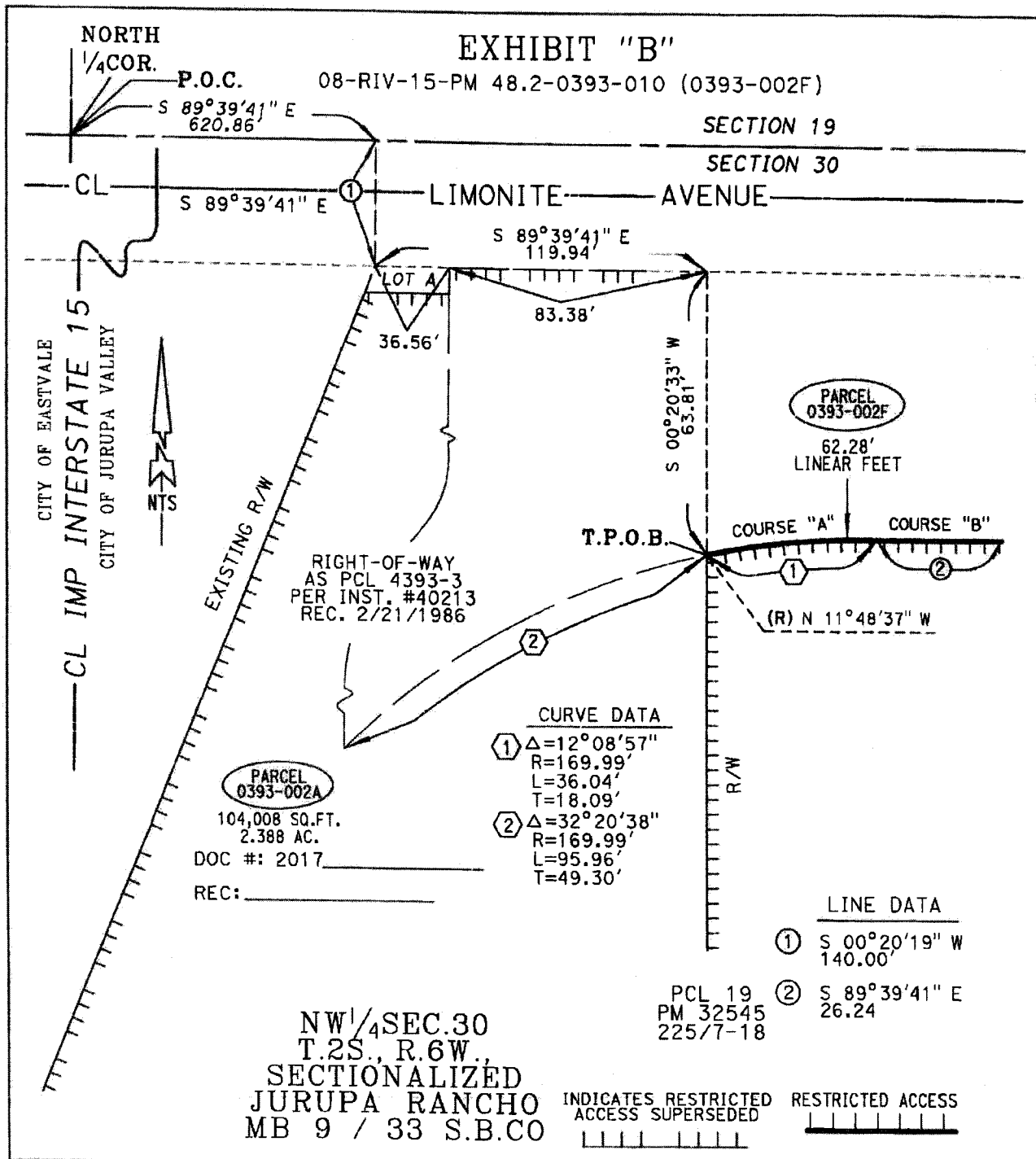
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

DATE:





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002F

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

Edward D. Hunt

DATE:

3-16-2017

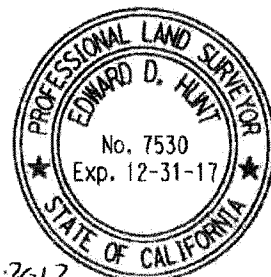


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002G)

SECTION LINE

SECTION 19

SECTION 30

CITY OF JURUPA VALLEY

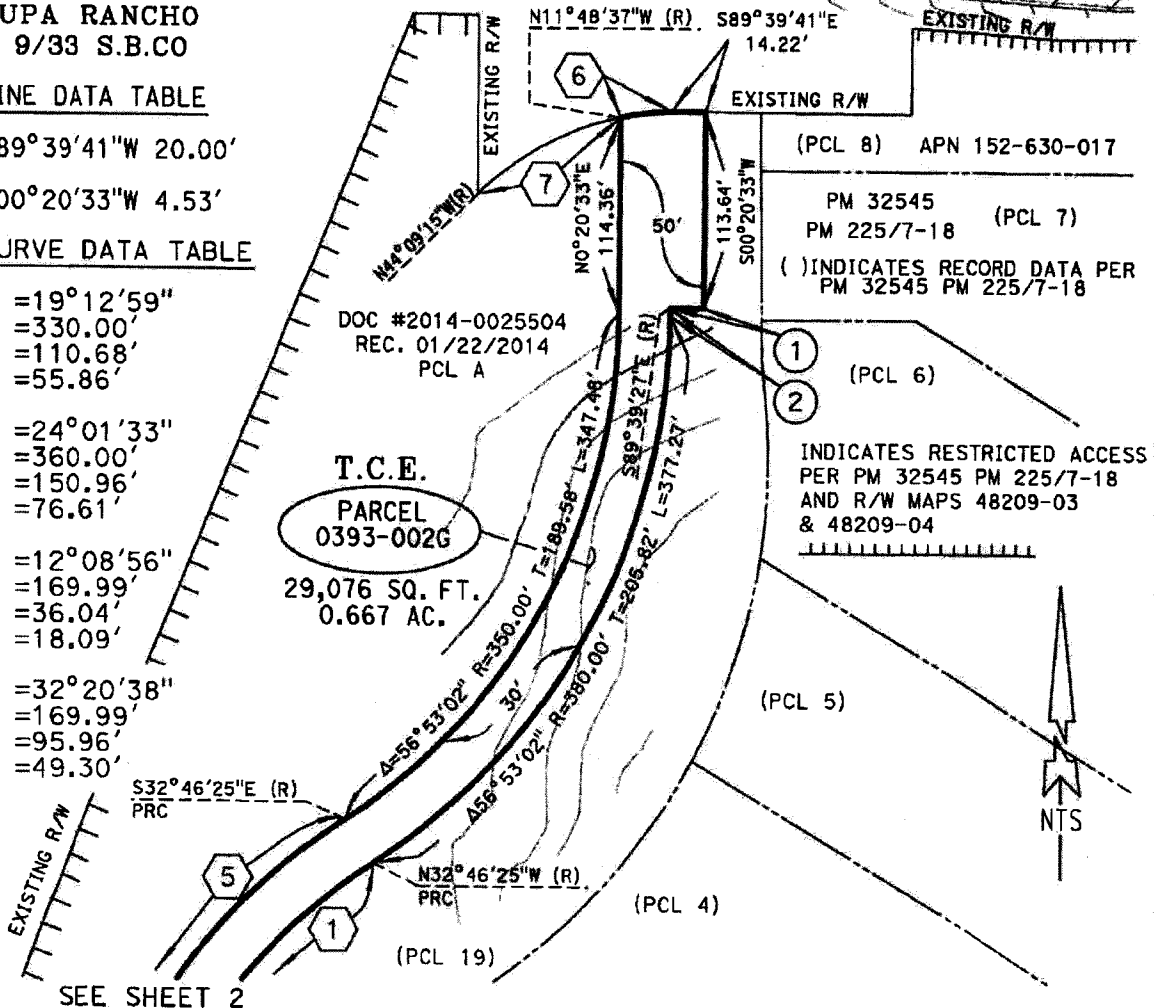
NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

LINE DATA TABLE

- ① N89°39'41"W 20.00'
- ② S00°20'33"W 4.53'

CURVE DATA TABLE

- ① $\Delta = 19^\circ 12' 59''$
R = 330.00'
L = 110.68'
T = 55.86'
- ⑤ $\Delta = 24^\circ 01' 33''$
R = 360.00'
L = 150.96'
T = 76.61'
- ⑥ $\Delta = 12^\circ 08' 56''$
R = 169.99'
L = 36.04'
T = 18.09'
- ⑦ $\Delta = 32^\circ 20' 38''$
R = 169.99'
L = 95.96'
T = 49.30'



SEE SHEET 2

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

Timothy F. Rayburn

DATE: 5/31/2017

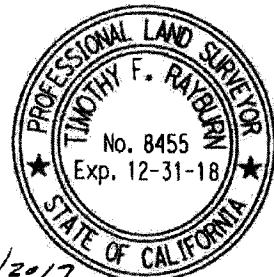
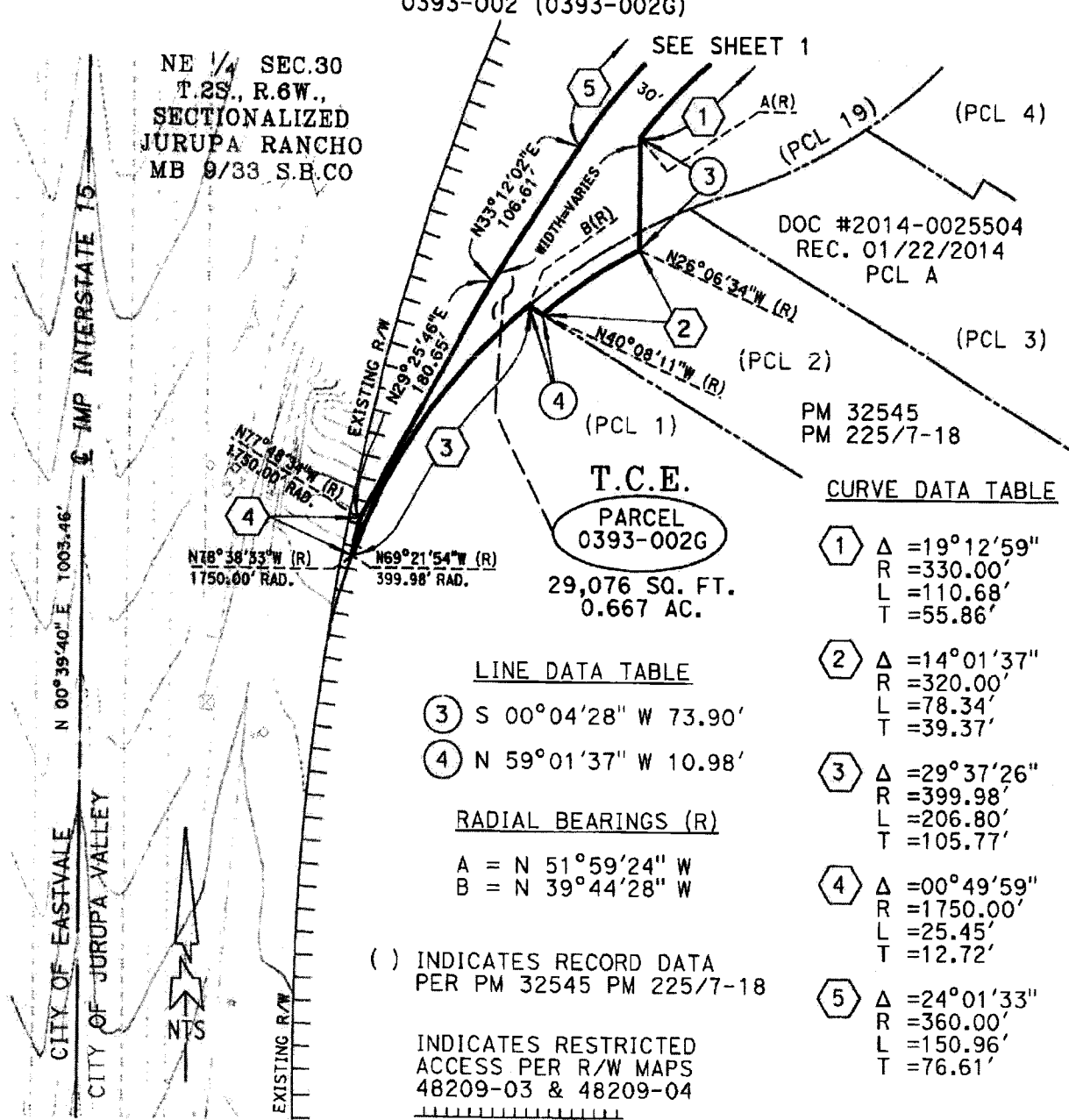


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002G)

NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO



DOC #2014-0025504
REC. 01/22/2014
PCL A

PM 32545
PM 225/7-18

CURVE DATA TABLE

1	$\Delta = 19^{\circ}12'59''$ R = 330.00' L = 110.68' T = 55.86'
2	$\Delta = 14^{\circ}01'37''$ R = 320.00' L = 78.34' T = 39.37'
3	$\Delta = 29^{\circ}37'26''$ R = 399.98' L = 206.80' T = 105.77'
4	$\Delta = 00^{\circ}49'59''$ R = 1750.00' L = 25.45' T = 12.72'
5	$\Delta = 24^{\circ}01'33''$ R = 360.00' L = 150.96' T = 76.61'

LINE DATA TABLE

3	S $00^{\circ}04'28''$ W 73.90'
4	N $59^{\circ}01'37''$ W 10.98'

RADIAL BEARINGS (R)

A = N $51^{\circ}59'24''$ W
B = N $39^{\circ}44'28''$ W

() INDICATES RECORD DATA
PER PM 32545 PM 225/7-18

INDICATES RESTRICTED
ACCESS PER R/W MAPS
48209-03 & 48209-04

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

Sanatley J. Ray

DATE: 5/31/2017

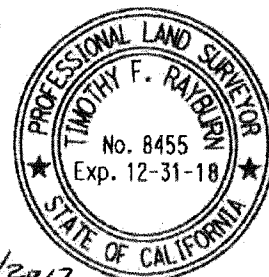
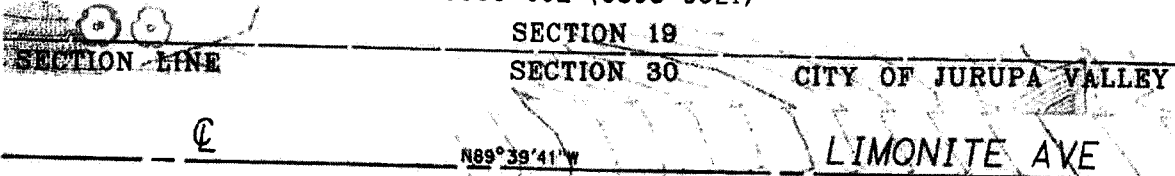


EXHIBIT "B"

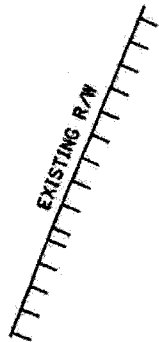
08-RIV-15-PM 48.3-48.5
0393-002 (0393-0021)



NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

LINE DATA TABLE

- ① S86°16'26"E 87.79'
- ② N89°36'58"E 251.06'
- ③ S86°58'05"E 29.07'
- ④ S52°24'10"W 47.83'
- ⑤ S00°01'21"W 36.10'
- ⑥ N00°07'51"E 38.42'
- ⑦ S89°36'58"W 242.34'
- ⑧ N86°16'26"W 87.60'
- ⑨ N00°35'49"E 10.02'

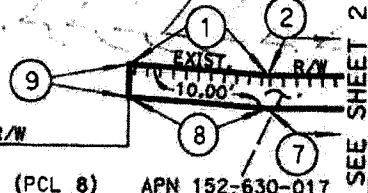


APN 152-630-008
PM 32545
PM 225/7-18 (PCL 19)
() INDICATES RECORD DATA
PER PM 32545 PM 225/7-18
INDICATES RESTRICTED ACCESS
PER PM 32545 PM 225/7-18
AND R/W MAPS 48209-03
& 48209-04

CURVE DATA TABLE

- ① $\Delta = 12^{\circ}00'47''$
R = 45.00'
L = 9.44'
T = 4.74'
- ② $\Delta = 08^{\circ}54'43''$
R = 45.00'
L = 7.00'
T = 3.51'
- ③ $\Delta = 90^{\circ}30'53''$
R = 20.00'
L = 31.60'
T = 20.18'

CITY OF JURUPA VALLEY
LIMONITE AVE



(PCL 8) APN 152-630-017

(PCL 7) T.C.E.

PARCEL
0393-0021

7,131 SQ. FT.
0.164 AC.

(PCL 6)

(PCL 5)

(PCL 4)

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-0021	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: MAY, 2017	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 1 OF 2	DATE: 5/25/2017

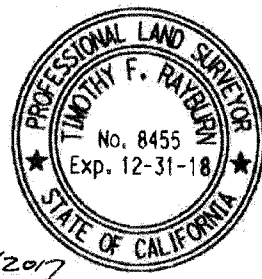
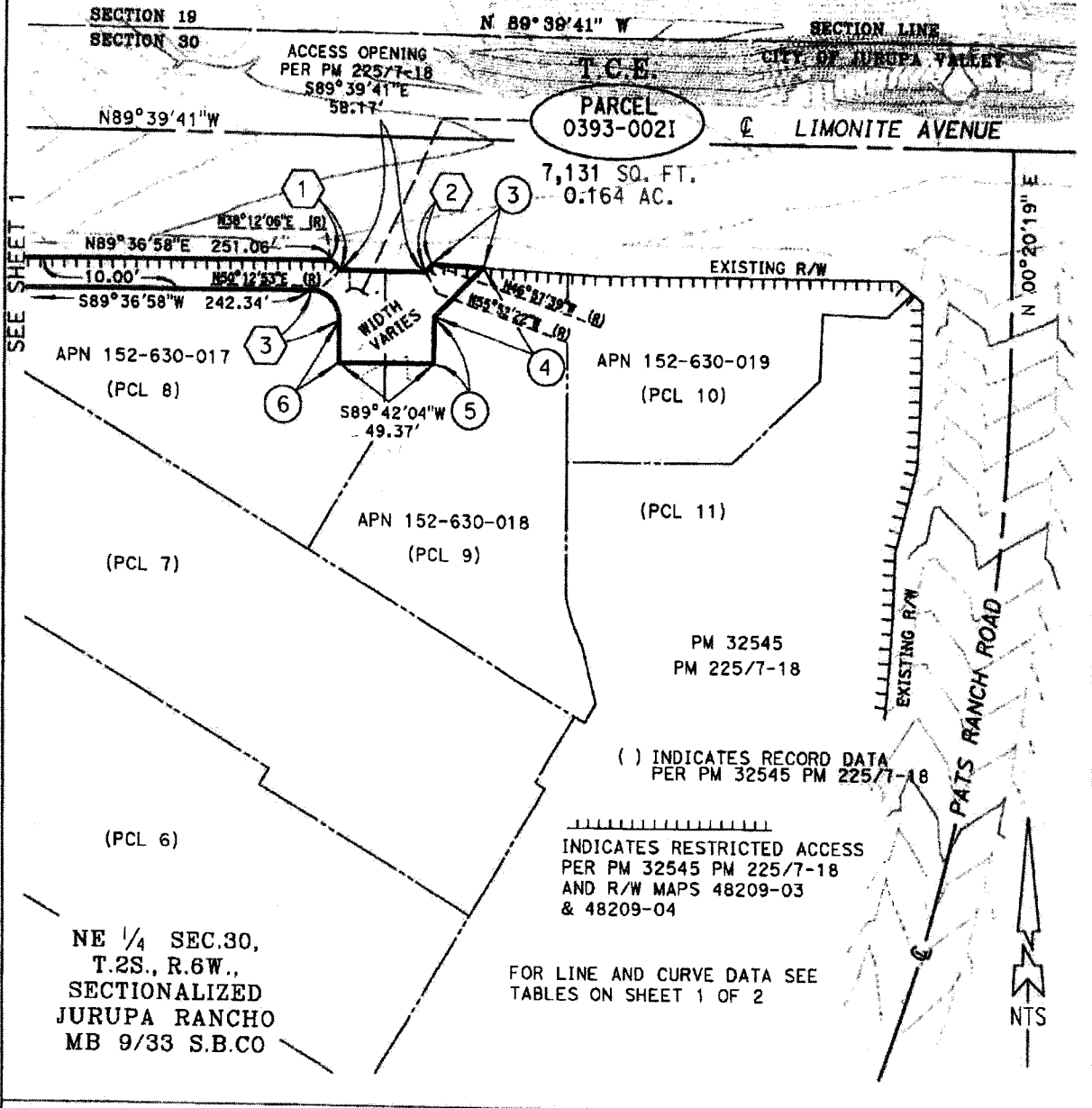


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002I)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-002I	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: MAY, 2017	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 2 OF 2	DATE: 5/25/2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 13, 2017

Peter C. Sheridan, Partner
Glaser Weil
10250 Constellation Blvd., 19th Floor
Los Angeles, CA 90067

Re: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley
Parcel Nos. 0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, the law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of

- the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road, water line purposes, access control, and temporary construction access purposes; and
 - (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorizes the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel Nos. 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cecilia Gil".

Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN
RESOLUTION NO. 2017-202, NOTICE OF INTENTION TO ADOPT A
RESOLUTION OF NECESSITY FOR THE LIMONITE AVENUE/INTERSTATE 15
INTERCHANGE PROJECT**

**(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible
thereafter)**

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(Signature)

Board of Supervisors

County of Riverside

Resolution No. 2017-202

**Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project**

WHEREAS, the portion of real properties that are the subject of this Notice (collectively the "Subject Properties") are located in the Cities of Eastvale and Jurupa Valley, County of Riverside, State of California, are legally described and pictorially depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference), are referenced as Parcels 0393-001A and 0393-001B, Parcels 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I, Parcels 0393-003A, 0393-003B, 0393-003C, and 0393-003D, Parcels 0393-004A and 0393-004B, Parcels 0393-005A, 0393-005C, 0393-005G and 0393-005H, Parcel 0393-007A, Parcel 0393-008A, and Parcel 0393-009A, and are portions of larger real properties in all cases;

WHEREAS, the Subject Properties, and the corresponding Assessor's Parcel Number(s) of which they are a part, are listed below in Table One;

TABLE ONE	
Assessor's Parcel Number (portion)	Parcel Nos.
152-630-029	0393-001A and 0393-001B
152-630-001, 152-630-008, 152-630-017, and 152-630-018	0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I
160-050-021, 160-050-023 and 160-050-073	0393-003A, 0393-003B, 0393-003C, and 0393-003D
160-050-063, 160-050-070 and 160-050-072	0393-004A and 0393-004B
160-640-001	0393-005A, 0393-005C, 0393-005G and 0393-005H
160-030-070	0393-007A
160-030-005	0393-008A
160-050-074	0393-009A

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 10/17/17

1 **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")
2 is to widen the existing northbound and southbound on- and off-ramps, widen Limonite
3 Avenue to three lanes in each direction through the interchange area, and replace the
4 existing Limonite Avenue overcrossing structure, as well re-construct loop on-ramps in
5 the southeast and northeast quadrant from the current diamond-style configuration to a
6 partial cloverleaf;

7 **WHEREAS**, the Project is a critical project which will reduce traffic congestion
8 and improve overall traffic flow within the interchange and on the I-15 corridor for the
9 current and future residents and businesses within the Project region;

10 **WHEREAS**, the Subject Properties are needed for public road, utility purposes,
11 access restrictions, non-exclusive temporary construction uses, and for other uses
12 required by the Project;

13 **WHEREAS**, Parcel 0393-001A, 0393-002A, 0393-003a, 0393-003B, 0393-004A,
14 and 0393-005A are fee simple interests for the State of California to construct the
15 Project;

16 **WHEREAS**, Parcel 0393-005C is a fee simple interest for the City of Eastvale
17 Right of Way to construct the Project;

18 **WHEREAS**, Parcels 0393-002E and 0393-005G are permanent water
19 easements to construct, reconstruct, install, replace, remove, repair, alter, operate,
20 maintain, inspect in favor of Jurupa Community Services District;

21 **WHEREAS**, Parcels 0393-002F and 0393-003C releases and relinquishes for
22 the purposes of a freeway any and all abutters rights, including access rights in favor of
23 the State of California;

24 **WHEREAS**, Parcels 0393-001B, 0393-002G, and 0393-002I, 0393-003D, 0393-
25 004B, 0393-005H, 0393-007A, 0393-008A and 0393-009A are for non-exclusive
26 temporary construction access for a thirty-six (36) month period from the effective date
27 of possession to access the portion of the referenced Subject Properties with
28 machinery, trucks, tools and other equipment that is useful or necessary to construct

and access the Project Property; however, no storage or staging will occur within the temporary construction area. Parcel 0393-001B will be accessed from the freeway and not through the retail shopping center, Parcel 0393-007A will be accessed from the freeway and not through the retail shopping center; Parcel 0393-008A will be accessed from the freeway and not through the mobile home park.

WHEREAS, the interests in the Subject Properties that are the subject of this notice (collectively the "Subject Property Interests") are identified below in Table Two; and

TABLE TWO				
Subject Properties	State R/W	City R/W	Other	Non-Exclusive Temporary Easement
0393-001A	X			
0393-001B				x
0393-002A	X		JCSD* easement	
0393-002E			Access control	
0393-002F				X
0393-002G				X
0393-002I				
0393-003A	X			
0393-003B	X			
0393-003C			Access control	
0393-003D				X
0393-004A	X			
0393-004B				X
0393-005A	X			
0393-005C		Eastvale	JCSD* easement	
0393-005G				X
0393-005H				
0393-007A				X
0393-008A				X
0393-009A				X

*Jurupa Community Services District

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the

1 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
2 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

3 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
4 Supervisors of Riverside County, State of California, in regular session assembled on
5 October 17, 2017.

6 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
7 November 14, 2017, at 9:00 a.m. in the meeting room of the Board of Supervisors
8 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
9 Riverside, California) may decide to adopt a Resolution of Necessity that would
10 authorize the County of Riverside to acquire the Subject Property Interests by eminent
11 domain (and that would find and determine each of the following matters):

12 (a) That the public interest and necessity require the Project;

13 (b) That the Project is planned or located in the manner that will be
14 most compatible with the greatest public good and the least private injury;

15 (c) That the Subject Property Interests are necessary for the Project;

16 (d) That the offers required by Section 7267.2 of the Government
17 Code have been made to the owners of record of the Subject Properties;

18 (e) That, to the extent that the Subject Properties are already devoted
19 to a public use, the use of the Project is a compatible use that will not unreasonably
20 interfere with or impair the continuance of the public use as it presently exists or may
21 reasonably be expected to exist in the future (California Code of Civil Procedure
22 Section 1240.510) or the use of the Project is a more necessary public use than is the
23 presently existing public use (California Code of Civil Procedure Section 1240.610);

24 (f) That the Subject Property Interests are necessary for the Project;

25 (g) That acquisition of the Subject Property Interests will promote the
26 interests of the County of Riverside.

27 2. If (within 15 days from the mailing of this Notice) you file a written request
28 to appear at the public meeting and be heard on the matters described above in 1(a),

1 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
2 appear at that meeting and be heard on those matters.

3 3. All such written requests to appear and be heard must be filed with the
4 Clerk of the Riverside County Board of Supervisors.

5 4. Your written request to appear and be heard must be filed within the
6 fifteen (15) day time period. Failure to file such a timely written request will result in a
7 waiver of your right to appear and be heard.

8 5. Questions regarding the amount of compensation to be paid will not be a
9 part of the public meeting and the Board will not consider such questions in
10 determining whether a Resolution of Necessity should be adopted.

11 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
12 be sent by first-class mail to each owner of record whose property may be acquired by
13 eminent domain and whose name and address appears on the last equalized county
14 assessment roll (including the roll of state-assessed property)

15
16
17 ROLL CALL:

18
19 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
20 Nays: None
21 Absent: None

22 The foregoing is certified to be a true copy of a resolution duly
23 adopted by said Board of Supervisors on the date therein set forth.

24
25
26
27
28
KECIA HARPER-LEWIS, Clerk of said Board
By  Deputy

**Parcel Nos. 0393-002A, 0393-002E,
0393-002F, 0393-002G and 0393-002I**

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

BEING A PORTION OF PARCEL 19 AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA AND DESCRIBED BY GRANT DEED RECORDED JANUARY 22, 2014, AS DOCUMENT NUMBER 2014-0025504, OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE EAST HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF A PORTION OF THE JURUPA RANCHO ON SAID PARCEL MAP 32545, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30 AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205, PAGE 126 IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 618.44 FEET;

THENCE LEAVING SAID SECTION LINE AT RIGHT ANGLES, SOUTH 00°20'19" WEST, A DISTANCE OF 146.02 FEET TO THE SOUTHWESTERLY CORNER OF LOT "A", BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (76.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP 32545, AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15 (VARIABLE WIDTH) PER FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°39'41" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.98 FEET TO SOUTHEASTERLY CORNER OF SAID LOT "A," BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 21, 1986, AS INSTRUMENT NUMBER 40213, SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY LINE COMMON TO SAID PARCEL 19 AND SAID INSTRUMENT NUMBER 40213:

(COURSE "A") SOUTH 00°19'55" WEST, A DISTANCE 102.71 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 169.99 FEET AND AN INITIAL RADIAL BEARING OF NORTH 44°09'15" WEST;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

(COURSE "B") NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°20'38", WITH AN ARC LENGTH OF 95.96 FEET;

(COURSE "C") THENCE LEAVING SAID COMMON BOUNDARY LINE SOUTH 00°20'33" WEST, A DISTANCE OF 114.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET;

(COURSE "D") THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 56°53'02", AN ARC LENGTH OF 347.48 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 32°46'25" WEST;

(COURSE "E") THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 24°01'33", AN ARC LENGTH OF 150.96 FEET;

(COURSE "F") THENCE SOUTH 33°12'02" WEST, A DISTANCE OF 106.61 FEET;

(COURSE "G") THENCE SOUTH 29°25'46" WEST, A DISTANCE OF 180.65 FEET TO THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,750.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 77°48'34" WEST;

(COURSE "H") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°49'59", AN ARC LENGTH OF 25.45 FEET TO A POINT ON THE BOUNDARY LINE COMMON TO SAID PARCEL 19 AND PARCEL 1 OF SAID PARCEL MAP 32545, BEING THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 399.98 FEET AND AN INITIAL RADIAL BEARING OF NORTH 69°21'54" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY LINE COMMON TO PARCEL 19 AND PARCEL 1 OF PARCEL MAP 32545:

(COURSE "I") SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°19'50", AN ARC LENGTH OF 58.16 FEET;

(COURSE "J") SOUTH 12°18'16" WEST, A DISTANCE OF 5.22 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 19, BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15 AND THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,849.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 81°02'09" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY LINE COMMON TO PARCEL 19 AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15:

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

(COURSE "K") NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A
CENTRAL ANGLE OF 13°14'44", AN ARC LENGTH OF 427.67 FEET;

(COURSE "L") NORTH 22°12'35" EAST, A DISTANCE OF 531.31 FEET TO THE TRUE
POINT OF BEGINNING;

PARCEL CONTAINS 104,008 SQUARE FEET, OR 2.388 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON
THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES
SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR
HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S
RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING
PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "C" THROUGH "J"
INCLUSIVE, HEREINABOVE DESCRIBED.

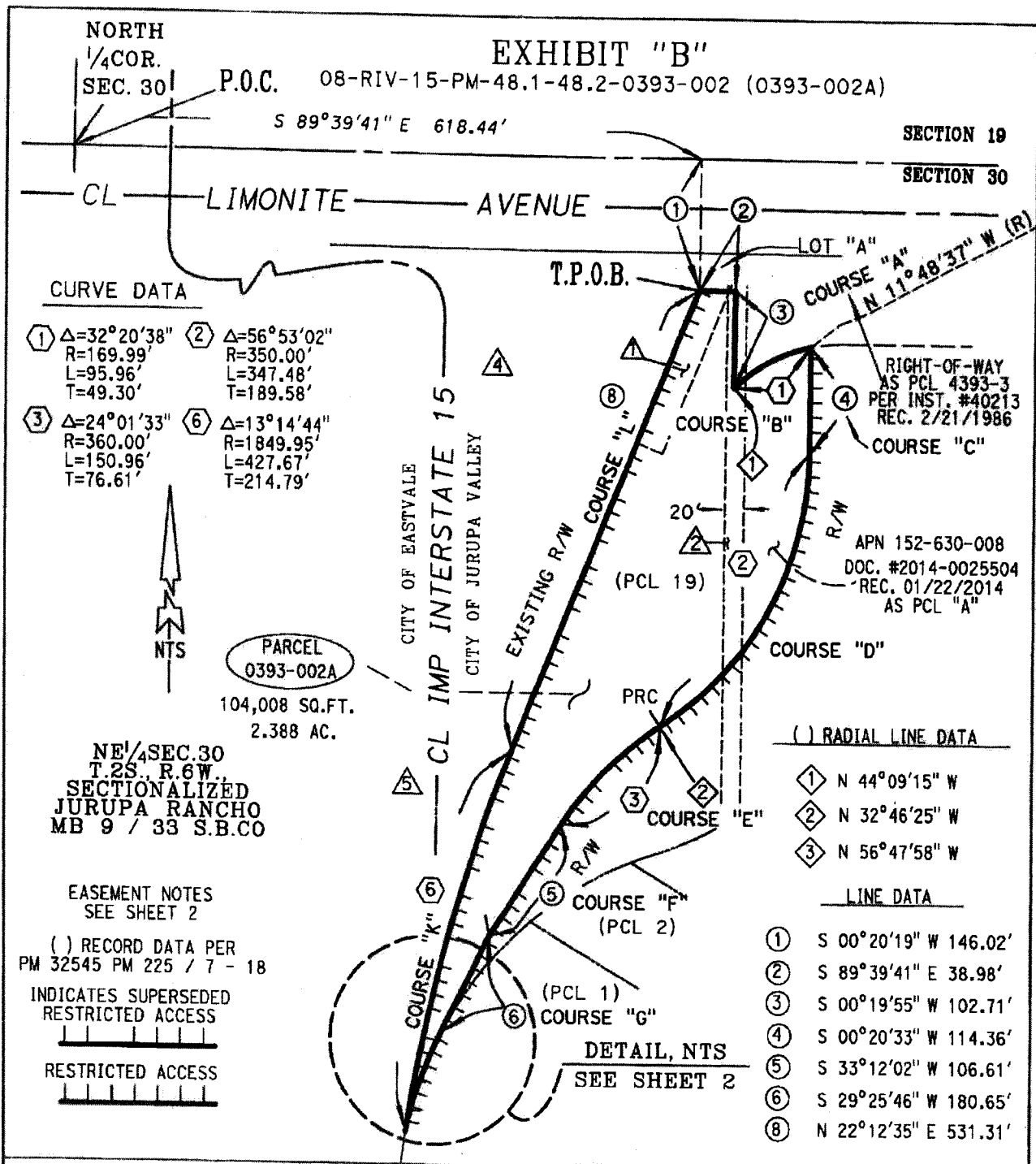
08-RIV-15-PM48.1-48.2-0393-002 (0393-002A)

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

5/31/2017
DATED:





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

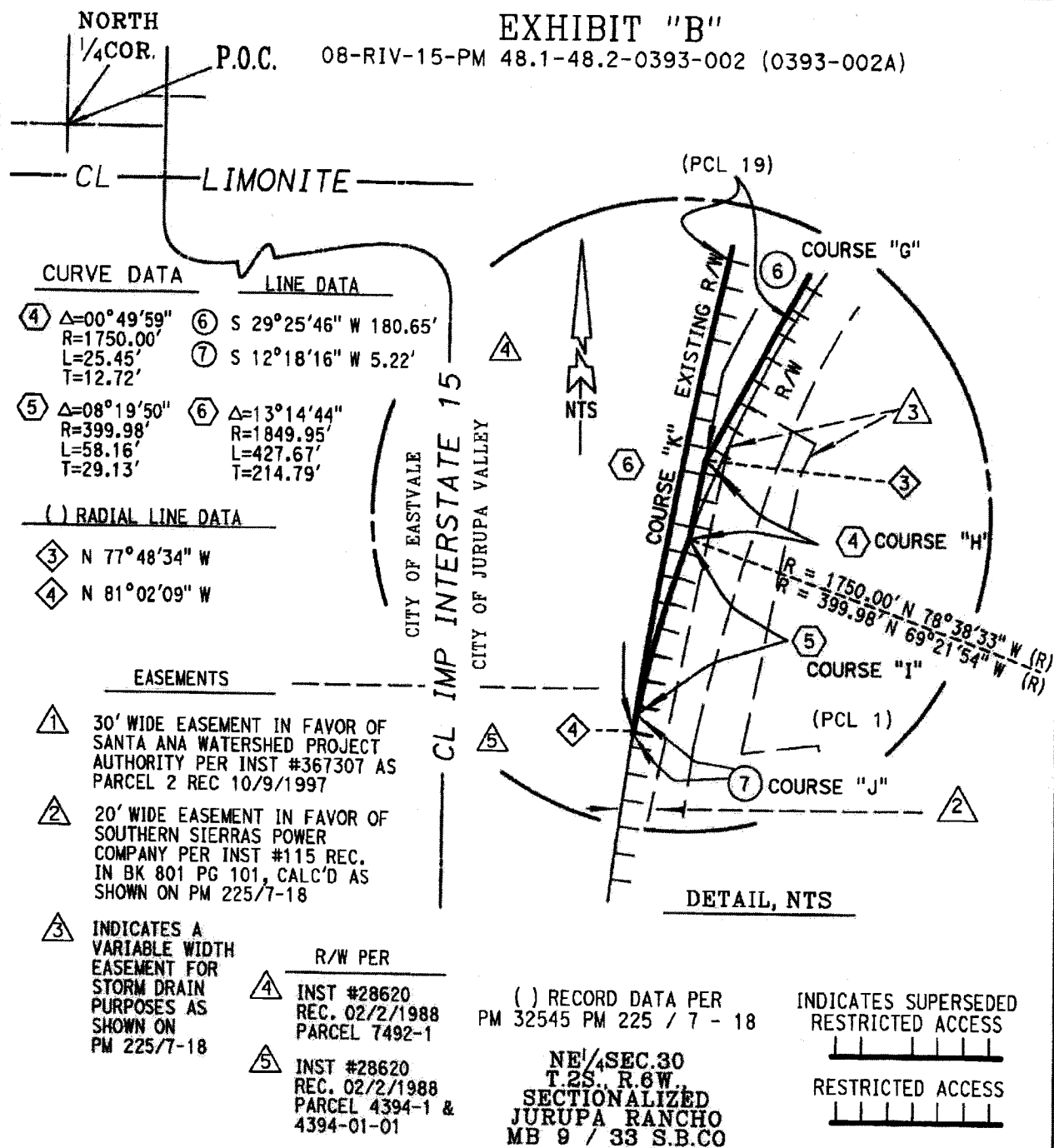
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

Timothy F. Rayburn

DATE: 5/31/2017





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

DATE: 5/31/2017



EXHIBIT "A"
LEGAL DESCRIPTION
0393-002E

BEING A PORTION OF PARCEL 19 AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 AT PAGE 33 OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED BY INSTRUMENT NUMBER 367307, RECORDED OCTOBER 9, 1997, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 RECORDED BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 22°12'35" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.12 FEET TO A LINE PARALLEL WITH AND DISTANT 243.55 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF LIMONITE AVENUE AS SHOWN ON SAID PARCEL MAP 32545;

THENCE SOUTH 89°39'41" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 189.62 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL NUMBER 0393-002A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-_____, RECORDED _____, 2017, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°20'33" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 0393-002A, A DISTANCE OF 109.83' FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL GRANTED TO THE STATE OF CALIFORNIA AS A RIGHT OF WAY EASEMENT DESCRIBED BY INSTRUMENT NUMBER 40213, RECORDED FEBRUARY 21, 1986, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 169.99 FEET, WITH AN INITIAL RADIAL BEARING OF NORTH 11°48'37" WEST;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002E

(COURSE "A") THENCE EASTERLY ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, THROUGH A CENTRAL ANGLE OF 12°08'57", WITH AN ARC LENGTH OF 36.04 FEET;

(COURSE "B") THENCE SOUTH 89°39'41" EAST, CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, A DISTANCE OF 14.22 FEET, TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THAT PORTION OF THE EASTERLY LINE OF SAID PARCEL 0393-002A HAVING A BEARING OF SOUTH 00°20'33" WEST;

THENCE SOUTH 00°20'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 113.64 FEET TO SAID PARALLEL LINE 243.55 FEET SOUTHERLY OF SAID LIMONITE AVENUE;

THENCE NORTH 89°39'41" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET, TO THE **TRUE POINT OF BEGINNING**,

PARCEL 0393-002E CONTAINS 5,637 SQUARE FEET, OR 0.129 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSE "A" AND COURSE "B", HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-002 (0393-002E)

PREPARED UNDER MY SUPERVISION:


EDWARD D. HUNT P.L.S. 7530

3-16-2017
DATED:



NORTH
1/4 COR.

EXHIBIT "B"

08-RIV-15-PM-48.2-0393-002 (0393-002E)

S 89°39'41" E 620.86'

CL

LIMONITE

AVENUE

LOT "A"

CITY OF EASTVALE
CL IMP INTERSTATE 15
CITY OF JURUPA VALLEY



RW PER
INST #28620
REC. 02/2/1988
PARCEL 7492-1

PARCEL
0393-002A
104,008 SQ.FT.
2.388 AC.

APN 152-630-008
DOC. #2014-0025504
REC. 01/22/2014
AS PCL "A"

DOC #: 2017
REC: _____

RIGHT-OF-WAY
AS PCL 4393-3
PER INST. #40213
REC. 2/21/1986

PARCEL
0393-002E
5,637 SQ.FT.
0.129 AC.

(PCL 19)

EXISTING R/W

R/W

PL

PL

EASEMENT DETAIL,
NTS
SEE SHEET 2

LINE DATA

NE 1/4 SEC. 30
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

① S 00°20'19" W 140.00'

INDICATES SUPERSEDED
RESTRICTED ACCESS
RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002E

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

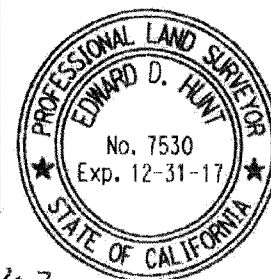
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

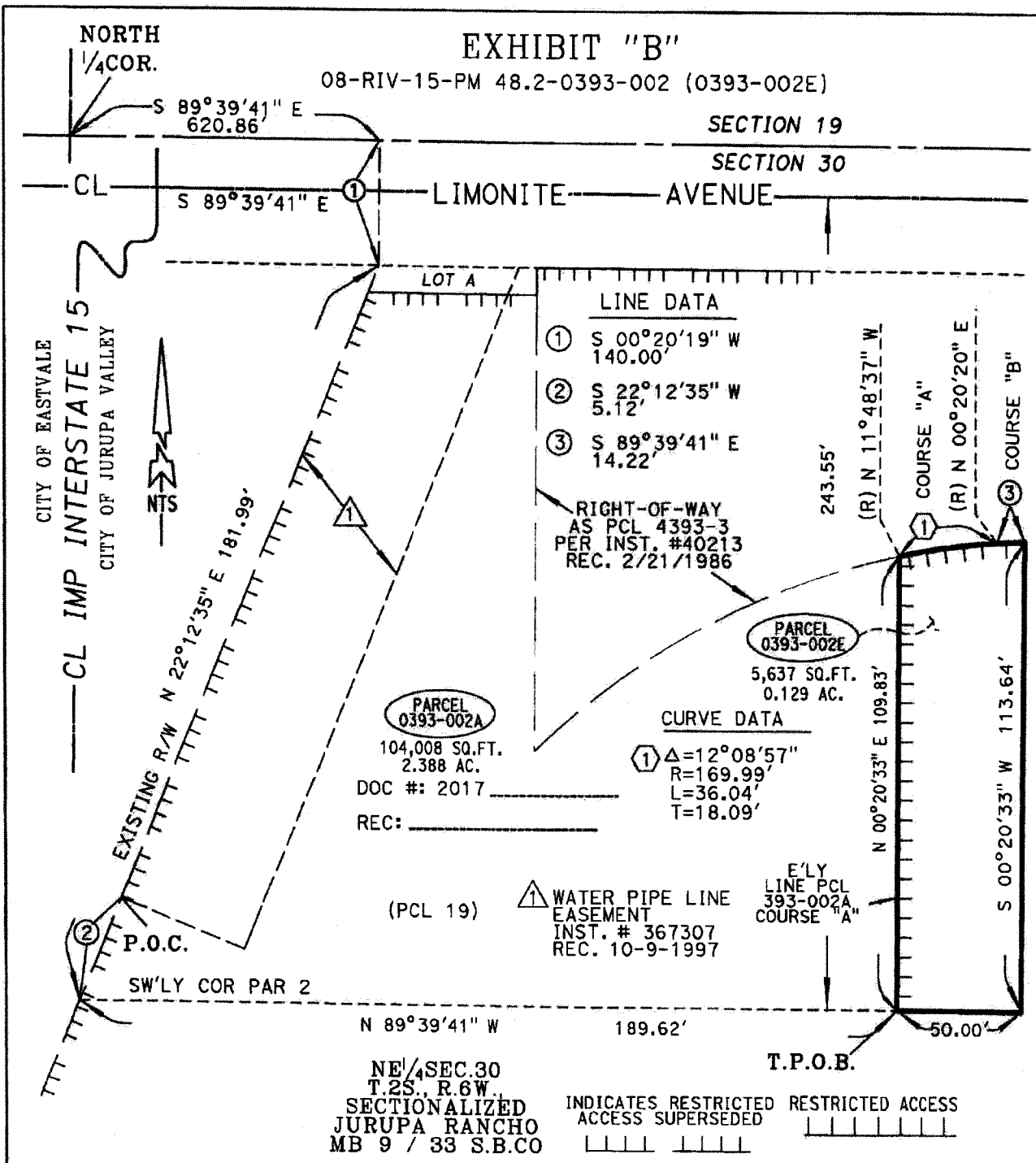
APPROVED BY:

Edward D. Hunt

DATE:

3-16-2017





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002E	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H. FINN	APPROVED BY: <i>Edward D. Hunt</i> DATE: 3-16-2017
DATE: MARCH, 2017	
SHEET 2 OF 2	

PROFESSIONAL LAND SURVEYOR
EDWARD D. HUNT
No. 7530
Exp. 12-31-17
STATE OF CALIFORNIA

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

BEING A PORTION OF THAT CERTAIN PARCEL GRANTED TO THE STATE OF CALIFORNIA AS A RIGHT OF WAY EASEMENT FROM SOUTHERN CALIFORNIA EDISON DESCRIBED BY INSTRUMENT NUMBER 40213, RECORDED FEBRUARY 21, 1986, OFFICIAL RECORDS OF THE RECORDER, RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER, OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 126, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 620.86 FEET;

THENCE LEAVING SAID SECTION LINE SOUTH 00°20'19" WEST, AT RIGHT ANGLES, A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY CORNER OF LOT "A" AS SHOWN ON SAID PARCEL MAP NUMBER 32545, AND THE NORTHEASTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY PARCEL OF STATE ROUTE 15 RECORDED BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 1, 1988, AS INSTRUMENT NUMBER 28620, SAID RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTHERLY LINE OF SAID LOT "A" A DISTANCE OF 36.56' FEET TO THE NORTHEASTERLY CORNER OF SAID LOT "A", ALSO BEING THE NORTHWESTERLY CORNER OF SAID INSTRUMENT NUMBER 40213;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

THENCE CONTINUING, SOUTH 89°39'41" EAST ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, A DISTANCE OF 83.38 FEET, TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND LABELED AS PARCEL NUMBER 0393-002A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-

_____, RECORDED _____, 2017, OF SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 00°20'33" WEST ALONG SAID EASTERLY PROLONGATION LINE OF PARCEL 0393-002A, A DISTANCE OF 63.81 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 169.99 FEET, HAVING AN INITIAL RADIAL BEARING OF NORTH 11°48'37" WEST, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A") THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY LINE OF INSTRUMENT NUMBER 40213 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'57", WITH AN ARC LENGTH OF 36.04 FEET;

(COURSE "B") THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°39'40" EAST, A DISTANCE OF 26.24 FEET, TO THE **POINT OF TERMINATION**;

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" AND "B", HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-010 (0393-002F)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

3-16 2017
DATED:

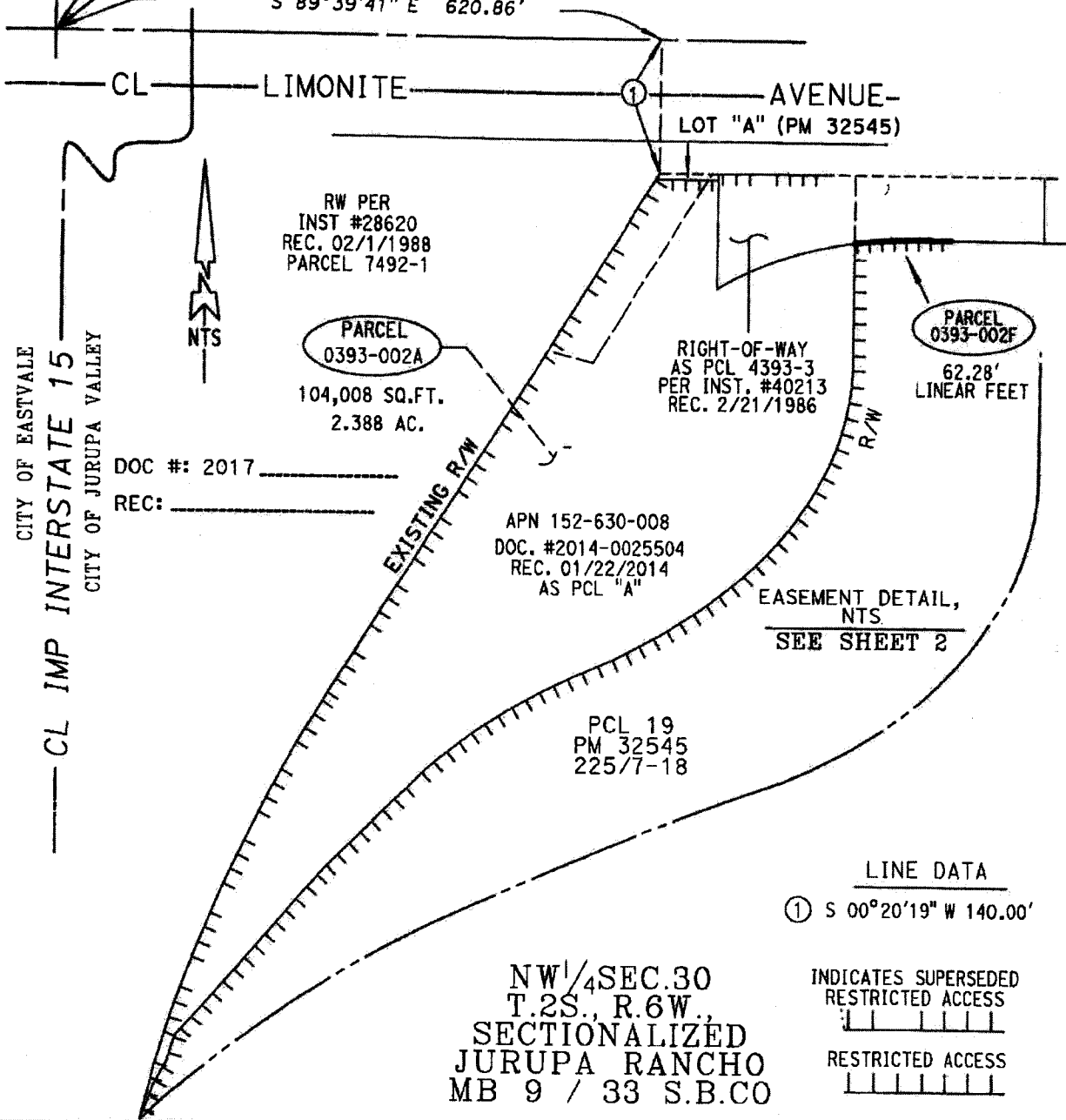


NORTH
1/4 COR.
P.O.C.

EXHIBIT "B"

08-RIV-15-PM-48.2-0393-010 (0393-002F)

S 89°39'41" E 620.86'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002F

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: A3-0393

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

SCALE: NTS

PREPARED BY: H.FINN

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

DATE: MARCH, 2017

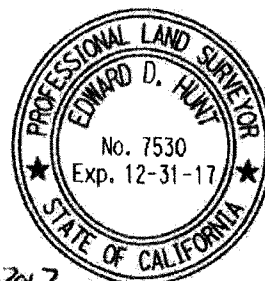
APPROVED BY:

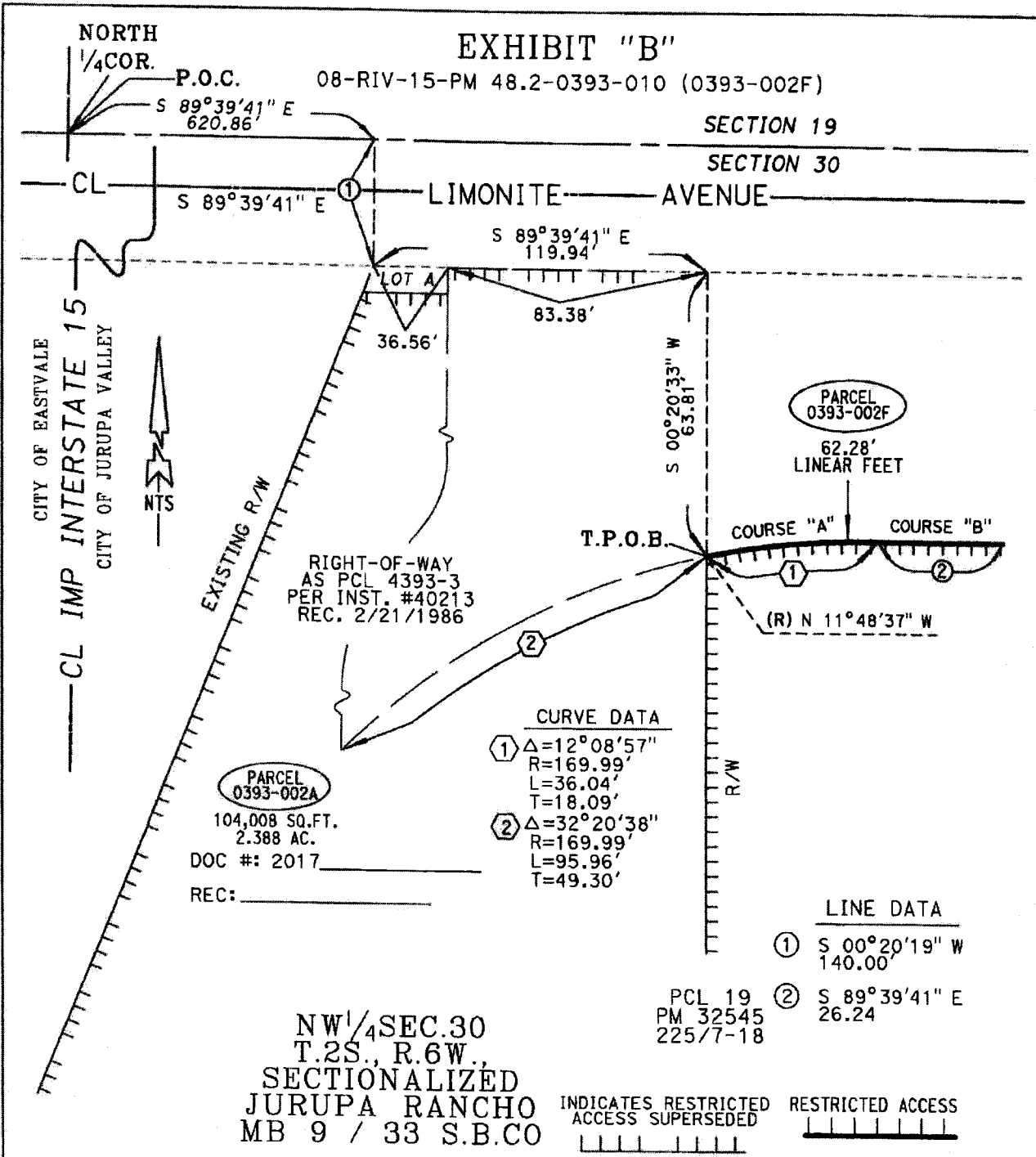
Edward D. Hunt

DATE:

3-16-2017

SHEET 1 OF 2





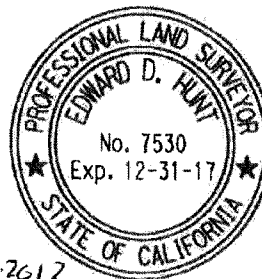
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313		
PCL No.: 0393-002F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: H.FINN	APPROVED BY: <i>Edward D. Hunt</i>	
DATE: MARCH, 2017	DATE: 3-16-2017	
SHEET 2 OF 2		

EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002G)



SECTION 19

SECTION 30

CITY OF JURUPA VALLEY

NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

LINE DATA TABLE

- ① N89°39'41"W 20.00'
- ② S00°20'33"W 4.53'

CURVE DATA TABLE

- ① $\Delta = 19^\circ 12' 59''$
R = 330.00'
L = 110.68'
T = 55.86'
- ⑤ $\Delta = 24^\circ 01' 33''$
R = 360.00'
L = 150.96'
T = 76.61'
- ⑥ $\Delta = 12^\circ 08' 56''$
R = 169.99'
L = 36.04'
T = 18.09'
- ⑦ $\Delta = 32^\circ 20' 38''$
R = 169.99'
L = 95.96'
T = 49.30'



SEE SHEET 2

T.C.E.
PARCEL
0393-002G
29,076 SQ. FT.
0.667 AC.

DOC #2014-0025504
REC. 01/22/2014
PCL A

N11°48'37"W (R) S89°39'41"E
14.22'

EXISTING R/W

(PCL 8) APN 152-630-017

PM 32545 (PCL 7)
PM 225/7-18

() INDICATES RECORD DATA PER
PM 32545 PM 225/7-18

(PCL 6)

INDICATES RESTRICTED ACCESS
PER PM 32545 PM 225/7-18
AND R/W MAPS 48209-03
& 48209-04

(PCL 5)

(PCL 4)

(PCL 19)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

Timothy F. Rayburn

DATE: 5/31/2017

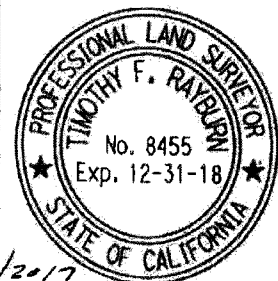
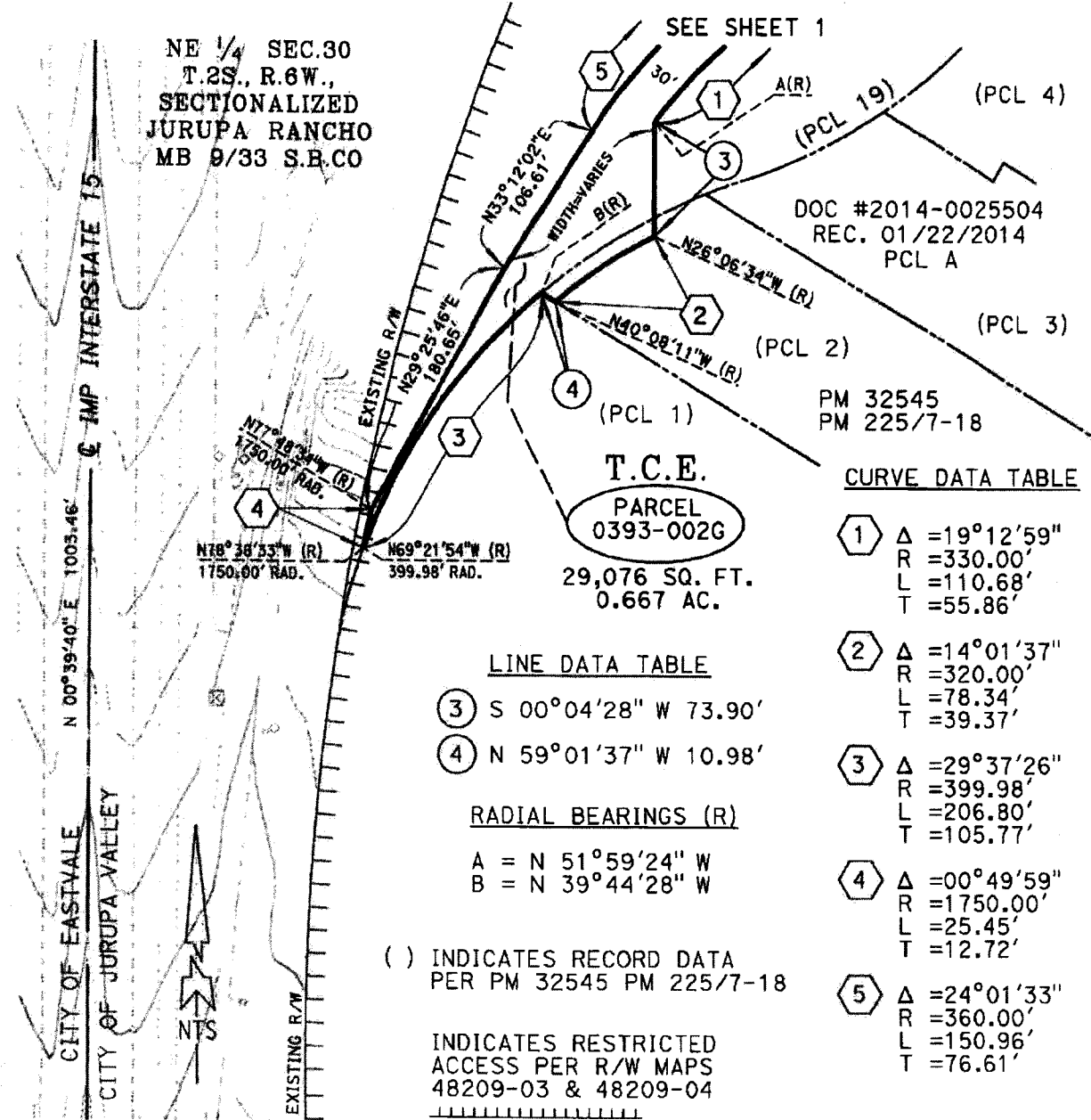


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002G)

NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

Jonathan F. Rayburn

DATE: 5/31/2017

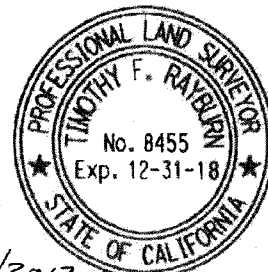
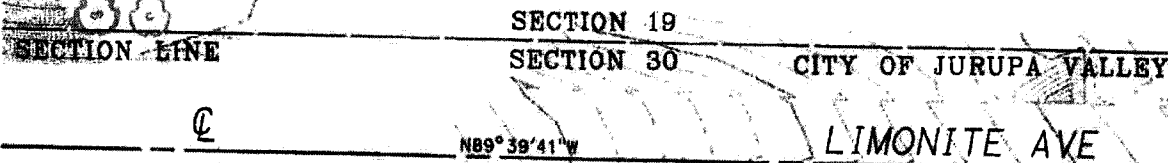


EXHIBIT "B"

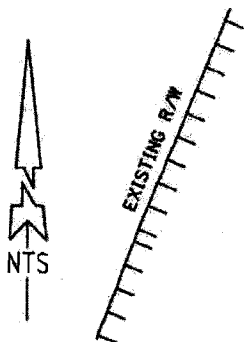
08-RIV-15-PM 48.3-48.5
0393-002 (0393-002I)



NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

LINE DATA TABLE

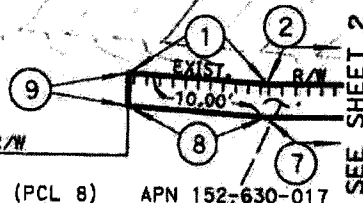
- ① S86°16'26"E 87.79'
- ② N89°36'58"E 251.06'
- ③ S86°58'05"E 29.07'
- ④ S52°24'10"W 47.83'
- ⑤ S00°01'21"W 36.10'
- ⑥ N00°07'51"E 38.42'
- ⑦ S89°36'58"W 242.34'
- ⑧ N86°16'26"W 87.60'
- ⑨ N00°35'49"E 10.02'



() INDICATES RECORD DATA
PER PM 32545 PM 225/7-18
INDICATES RESTRICTED ACCESS
PER PM 32545 PM 225/7-18
AND R/W MAPS 48209-03
& 48209-04

CURVE DATA TABLE

- ① $\Delta = 12^{\circ}00'47''$
R = 45.00'
L = 9.44'
T = 4.74'
- ② $\Delta = 08^{\circ}54'43''$
R = 45.00'
L = 7.00'
T = 3.51'
- ③ $\Delta = 90^{\circ}30'53''$
R = 20.00'
L = 31.60'
T = 20.18'



(PCL 8) APN 152-630-017

(PCL 7)

T.C.E.

PARCEL
0393-002I

7,131 SQ. FT.
0.164 AC.

(PCL 6)

(PCL 5)

(PCL 4)

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00005257

PCL No.: 0393-002I

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

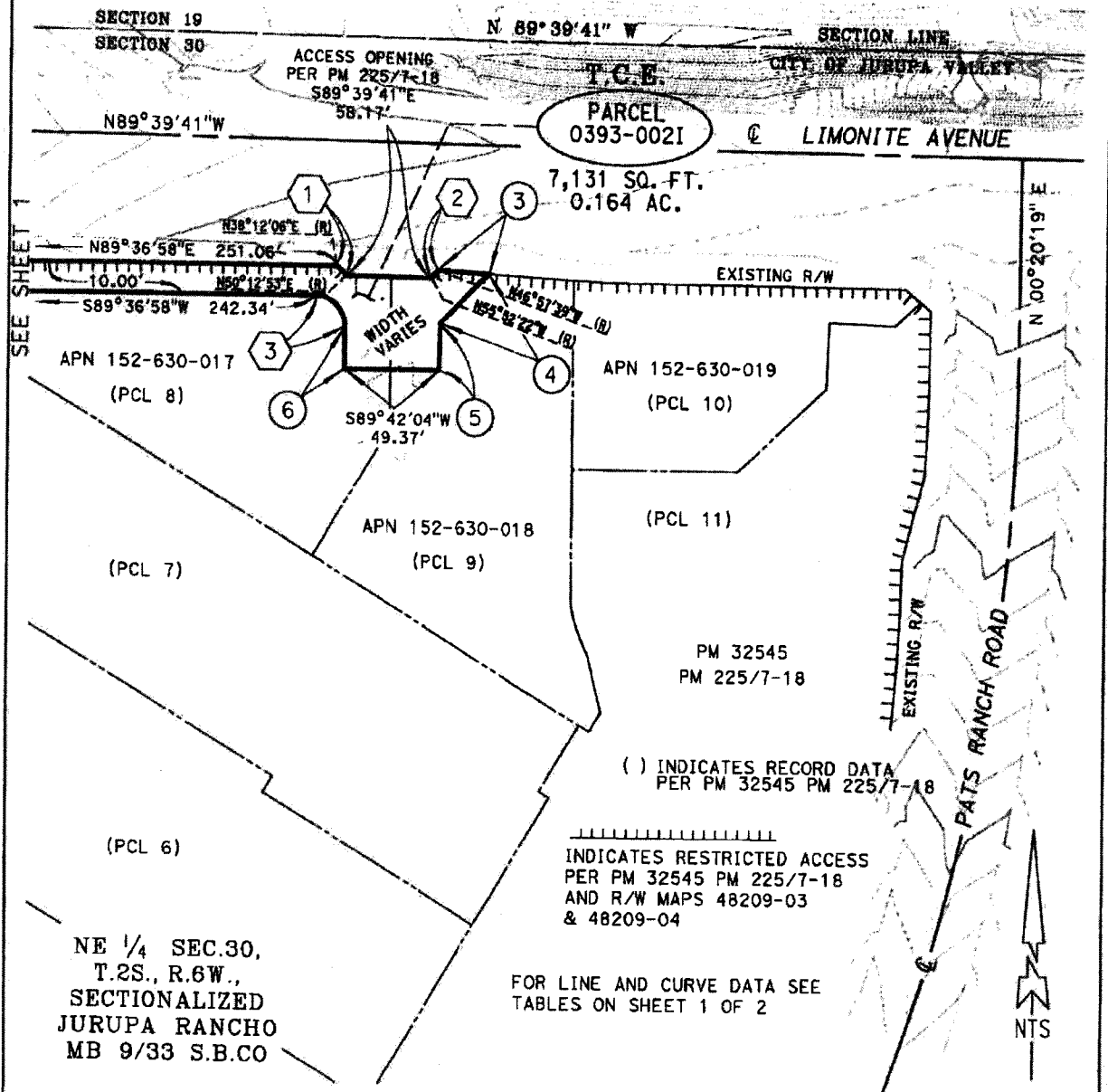
Timothy F. Rayburn

DATE: 5/25/2017



EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-0021)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-002I	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: MAY, 2017	APPROVED BY: <i>Timothy F. Rayburn</i>
SHEET 2 OF 2	DATE: 5/25/2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 13, 2017

Sky Country Investment Company/East, LLC
PO Box 1295
Corona, CA 92878

Re: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley
Parcel Nos. 0393-003A, 0393-003B, 0393-003C, and 0393-003D

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, the law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

- (F) That the Subject Property Interests are needed for road, access control, and temporary construction access purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorizes the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project that was adopted by the Board of Supervisors on October 17, 2017 and which authorized and set a hearing on the Resolution for December 5, 2017. As a result of recent modifications in design and construction planning, your property identified as Parcel 0393-003B is no longer required for construction of the proposed Project and will not be attached to the Resolution. In addition, the County has determined that only 68,614 square feet of the Parcel 0393-003D is necessary for the proposed Project. The corrected plat map for Parcel 0393-003D will be attached to the Resolution. An amended offer was sent on November 6, 2017 for Parcels 0393-003A, 0393-003C and 0393-003D which will be the subject of Resolution on December 5, 2017.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property.

The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN
RESOLUTION NO. 2017-202, NOTICE OF INTENTION TO ADOPT A
RESOLUTION OF NECESSITY FOR THE LIMONITE AVENUE/INTERSTATE 15
INTERCHANGE PROJECT**

**(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible
thereafter)**

NAME: _____

ADDRESS: _____

TELEPHONE NO.: () _____

DATED: _____

(Signature)

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2017-202**

3 **Notice of Intention to Adopt a Resolution of Necessity for the**
4 **Limonite Avenue/Interstate 15 Interchange Project**

5 **WHEREAS**, the portion of real properties that are the subject of this Notice
6 (collectively the "Subject Properties") are located in the Cities of Eastvale and Jurupa
7 Valley, County of Riverside, State of California, are legally described and pictorially
8 depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and
incorporated herein by this reference), are referenced as Parcels 0393-001A and 0393-
001B, Parcels 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I,
1 Parcels 0393-003A, 0393-003B, 0393-003C, and 0393-003D, Parcels 0393-004A and
2 0393-004B, Parcels 0393-005A, 0393-005C, 0393-005G and 0393-005H, Parcel 0393-
007A, Parcel 0393-008A, and Parcel 0393-009A, and are portions of larger real
properties in all cases;

WHEREAS, the Subject Properties, and the corresponding Assessor's Parcel
Number(s) of which they are a part, are listed below in Table One;

18

19

20

21

22

23

24

25

26

27

28

TABLE ONE	
Assessor's Parcel Number (portion)	Parcel Nos.
152-630-029	0393-001A and 0393-001B
152-630-001, 152-630-008, 152-630-017, and 152-630-018	0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I
160-050-021, 160-050-023 and 160-050-073	0393-003A, 0393-003B, 0393-003C, and 0393-003D
160-050-063, 160-050-070 and 160-050-072	0393-004A and 0393-004B
160-640-001	0393-005A, 0393-005C, 0393-005G and 0393-005H
160-030-070	0393-007A
160-030-005	0393-008A
160-050-074	0393-009A

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 10-17-17

1 **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")
2 is to widen the existing northbound and southbound on- and off-ramps, widen Limonite
3 Avenue to three lanes in each direction through the interchange area, and replace the
4 existing Limonite Avenue overcrossing structure, as well re-construct loop on-ramps in
5 the southeast and northeast quadrant from the current diamond-style configuration to a
6 partial cloverleaf;

7 **WHEREAS**, the Project is a critical project which will reduce traffic congestion
8 and improve overall traffic flow within the interchange and on the I-15 corridor for the
9 current and future residents and businesses within the Project region;

10 **WHEREAS**, the Subject Properties are needed for public road, utility purposes,
11 access restrictions, non-exclusive temporary construction uses, and for other uses
12 required by the Project;

13 **WHEREAS**, Parcel 0393-001A, 0393-002A, 0393-003a, 0393-003B, 0393-004A,
14 and 0393-005A are fee simple interests for the State of California to construct the
15 Project;

16 **WHEREAS**, Parcel 0393-005C is a fee simple interest for the City of Eastvale
17 Right of Way to construct the Project;

18 **WHEREAS**, Parcels 0393-002E and 0393-005G are permanent water
19 easements to construct, reconstruct, install, replace, remove, repair, alter, operate,
20 maintain, inspect in favor of Jurupa Community Services District;

21 **WHEREAS**, Parcels 0393-002F and 0393-003C releases and relinquishes for
22 the purposes of a freeway any and all abutters rights, including access rights in favor of
23 the State of California;

24 **WHEREAS**, Parcels 0393-001B, 0393-002G, and 0393-002I, 0393-003D, 0393-
25 004B, 0393-005H, 0393-007A, 0393-008A and 0393-009A are for non-exclusive
26 temporary construction access for a thirty-six (36) month period from the effective date
27 of possession to access the portion of the referenced Subject Properties with
28 machinery, trucks, tools and other equipment that is useful or necessary to construct

and access the Project Property; however, no storage or staging will occur within the temporary construction area. Parcel 0393-001B will be accessed from the freeway and not through the retail shopping center, Parcel 0393-007A will be accessed from the freeway and not through the retail shopping center; Parcel 0393-008A will be accessed from the freeway and not through the mobile home park.

WHEREAS, the interests in the Subject Properties that are the subject of this notice (collectively the "Subject Property Interests") are identified below in Table Two; and

TABLE TWO				
Subject Properties	State R/W	City R/W	Other	Non-Exclusive Temporary Easement
0393-001A	X			
0393-001B				x
0393-002A	X		JCSD* easement	
0393-002E			Access control	
0393-002F				X
0393-002G				X
0393-002I				
0393-003A	X			
0393-003B	X			
0393-003C			Access control	
0393-003D				X
0393-004A	X			
0393-004B				X
0393-005A	X			
0393-005C		Eastvale	JCSD* easement	
0393-005G				X
0393-005H				
0393-007A				X
0393-008A				X
0393-009A				X

*Jurupa Community Services District

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the

1 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
2 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

3 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
4 Supervisors of Riverside County, State of California, in regular session assembled on
5 October 17, 2017.

6 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
7 November 14, 2017, at 9:00 a.m. in the meeting room of the Board of Supervisors
8 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
9 Riverside, California) may decide to adopt a Resolution of Necessity that would
10 authorize the County of Riverside to acquire the Subject Property Interests by eminent
11 domain (and that would find and determine each of the following matters):

12 (a) That the public interest and necessity require the Project;

13 (b) That the Project is planned or located in the manner that will be
14 most compatible with the greatest public good and the least private injury;

15 (c) That the Subject Property Interests are necessary for the Project;

16 (d) That the offers required by Section 7267.2 of the Government
17 Code have been made to the owners of record of the Subject Properties;

18 (e) That, to the extent that the Subject Properties are already devoted
19 to a public use, the use of the Project is a compatible use that will not unreasonably
20 interfere with or impair the continuance of the public use as it presently exists or may
21 reasonably be expected to exist in the future (California Code of Civil Procedure
22 Section 1240.510) or the use of the Project is a more necessary public use than is the
23 presently existing public use (California Code of Civil Procedure Section 1240.610);

24 (f) That the Subject Property Interests are necessary for the Project;

25 (g) That acquisition of the Subject Property Interests will promote the
26 interests of the County of Riverside.

27 2. If (within 15 days from the mailing of this Notice) you file a written request
28 to appear at the public meeting and be heard on the matters described above in 1(a),

1 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
2 appear at that meeting and be heard on those matters.

3 3. All such written requests to appear and be heard must be filed with the
4 Clerk of the Riverside County Board of Supervisors.

5 4. Your written request to appear and be heard must be filed within the
6 fifteen (15) day time period. Failure to file such a timely written request will result in a
7 waiver of your right to appear and be heard.

8 5. Questions regarding the amount of compensation to be paid will not be a
9 part of the public meeting and the Board will not consider such questions in
10 determining whether a Resolution of Necessity should be adopted.

11 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
12 be sent by first-class mail to each owner of record whose property may be acquired by
13 eminent domain and whose name and address appears on the last equalized county
14 assessment roll (including the roll of state-assessed property)

15
16
17 ROLL CALL:

18
19 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
20 Nays: None
Absent: None

21 The foregoing is certified to be a true copy of a resolution duly
22 adopted by said Board of Supervisors on the date therein set forth.

23 KECIA HARPER-THOMAS, Clerk of said Board
24 By  Deputy
25
26
27
28

**Parcel Nos. 0393-003A, 0393-003B,
0393-003C, and 0393-003D**

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003A

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 PAGE 33, OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 20, 1996, AS INSTRUMENT NUMBER 058569, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID FRACTIONAL SECTION 19, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-9, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 127, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, SAID POSITION IS ALSO DESCRIBED BY GRANT DEED CONVEYED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 19, 1986, AS INSTRUMENT NUMBER 230116, OF SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'40" EAST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 548.05 FEET;

THENCE LEAVING SAID SECTION LINE NORTH 00°20'20" EAST, AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 211.21 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY SAID INSTRUMENT NUMBER 230116, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2699.93 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 65°17'45" WEST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15, AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°00'04", AN ARC LENGTH OF 329.91 FEET;

(COURSE "A") THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 72°17'49" EAST A DISTANCE OF 17.06 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003A

(COURSE "B") THENCE SOUTH 32°32'13" EAST, A DISTANCE OF 236.90 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

(COURSE "C") THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'37", AN ARC LENGTH OF 27.30 FEET;

(COURSE "D") THENCE SOUTH 16°53'38" EAST, A DISTANCE OF 65.71 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INSTRUMENT NUMBER 230116, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 219.99 FEET, AND AN INITIAL RADIAL BEARING OF S 65°17'45" W;

THENCE SOUTH 65°17'45" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.43 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 16,471 SQUARE FEET, OR 0.378 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" THROUGH "D" INCLUSIVE, HEREINABOVE DESCRIBED.

08-RIV-15-PM48.3-48.5-0393-003 (0393-003A)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

2-11-2016
DATED:



EXHIBIT "B"

08-RIV-15-PM48.3-48.5-0393-003 (0393-003A)

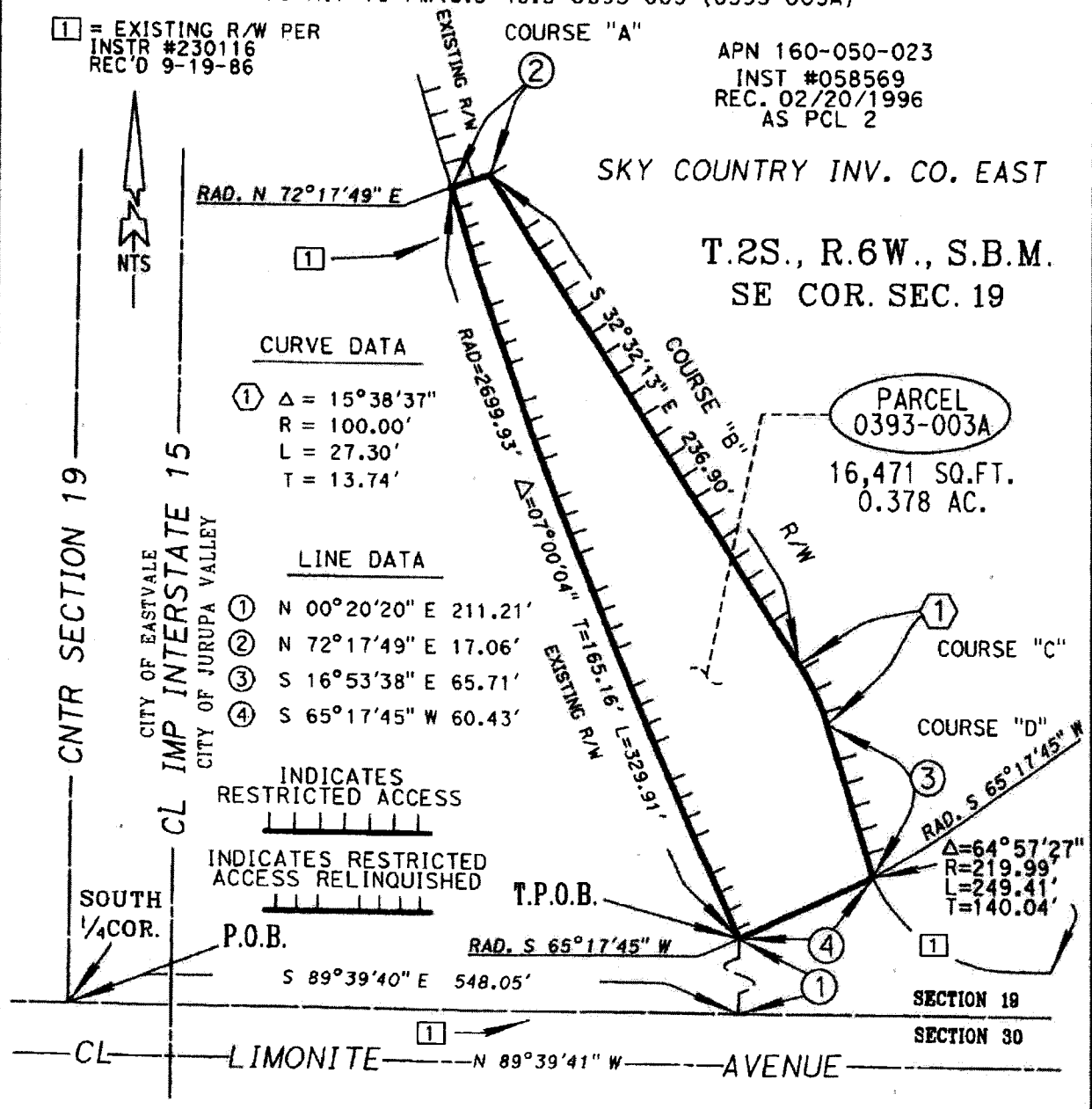
① = EXISTING R/W PER
INSTR #230116
REC'D 9-19-86

COURSE "A"

APN 160-050-023
INST #058569
REC. 02/20/1996
AS PCL 2

SKY COUNTRY INV. CO. EAST

T.2S., R.6W., S.B.M.
SE COR. SEC. 19



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-003A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: JAL

DATE: FEBRUARY 2016

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

DATE:

Edward D. Hunt

2-11-2016

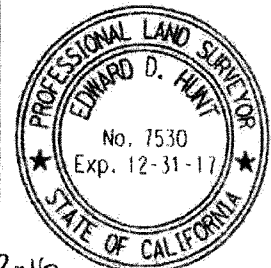


EXHIBIT "A"
LEGAL DESCRIPTION
0393-003B

BEING A PORTION OF PARCEL 4 OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTEMENT NUMBER 15-004, RECORDED AS DOCUMENT NUMBER 2016-0154093, APRIL 19, 2016, AND PERFECTED BY DOCUMENT NUMBER 2016-0158586, RECORDED APRIL 21, 2016, ALSO BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 20, 1996, AS INSTRUMENT NUMBER 0585569, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 PAGE 33, OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SECTION CORNER OF SAID FRACTIONAL SECTION 19, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-11, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 129, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°38'44" EAST ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION, A DISTANCE OF 269.68 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY INSTRUMENT NUMBER 230116, RECORDED SEPTEMBER 19, 1986, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 4, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°06'21" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE SOUTH 89°24'17" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 12.28 FEET;

(COURSE "A") THENCE SOUTH 00°39'40" WEST A DISTANCE OF 770.48 FEET;

(COURSE "B") THENCE SOUTH 00°56'08" EAST, A DISTANCE OF 179.44 FEET;

(COURSE "C") THENCE SOUTH 00°39'40" WEST A DISTANCE OF 331.44 FEET;

(COURSE "D") THENCE SOUTH 00°36'43" EAST A DISTANCE OF 554.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY SAID INSTRUMENT NUMBER 230116, ALSO BEING THE BEGINNING OF A NON-TANGENT

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003B

CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2699.91 FEET, HAVING AN INITIAL RADIAL BEARING OF SOUTH 85°15'59" WEST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°07'37", AN ARC LENGTH OF 194.47 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 00°36'24" WEST, A DISTANCE OF 1038.34 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01°06'21" EAST, A DISTANCE OF 290.16 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 20,750 SQUARE FEET, OR 0.476 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" THROUGH "D" INCLUSIVE, HEREINABOVE DESCRIBED.

08-RIV-15-PM48.3-48.5-0393-003 (0393-003B)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

DATED: 8-24-2016



EXHIBIT "B"

08-RIV-15-PM 48.5-48.7 0393-003 (0393-003B)

SE 1/4 SEC. 19
T. 2S. R. 8W.
SECTIONLIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

P.O.C.
CNTR.
SEC. 19

CURVE DATA

① $\Delta = 04^{\circ}07'37''$
 $R = 2699.91'$
 $L = 194.47'$
 $T = 97.28'$

LINE DATA

- ① S $89^{\circ}38'44''$ E - 269.68'
- ② N $01^{\circ}06'21''$ E - 312.95'
- ③ S $89^{\circ}24'17''$ E - 12.28'
- ④ S $00^{\circ}56'08''$ E - 179.44'
- ⑤ S $00^{\circ}39'40''$ W - 331.44'
- ⑥ S $00^{\circ}36'43''$ E - 554.15'
- ⑦ N $01^{\circ}06'21''$ E - 290.16'

INDICATES
RESTRICTED
ACCESS

INDICATES
RELINQUISHED
RESTRICTED
ACCESS

NTS

N-S CENTER SECTION LINE

CITY OF EASTVALE
CL IMP INTERSTATE 15
CITY OF JURUPA VALLEY

1/4 COR.

SECTION 19
SECTION 30

CL --- LIMONITE AVENUE ---

20' WIDE
PERM UTILITY
EASEMENT
PER INST. 230118
REC. 9-19-1986

PARCEL 4 PER LLA
#15-004 DOC
#2016-0154093
04/19/2016
PERFECTED PER
DOC #2016-0158586
REC. 04/21/2016

COURSE "B"

PARCEL 2

R/W GRANT DEED
INST. No. 058569
REC. 02/20/1996

COURSE "C"

PARCEL
0393-003B

20,750 SQ FT
0.476 AC

COURSE "D"

WIDTH
VARIES
R/W
PER INST
86-230116
REC. 9/19/86

S $85^{\circ}15'59''$ W (R)

EXISTING R/W

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-003B

WO No.: A3-0393

SCALE: NTS

PREPARED BY: BCIII

DATE: AUGUST, 2016

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

Edward D. Hunt

DATE: 8-24-2016

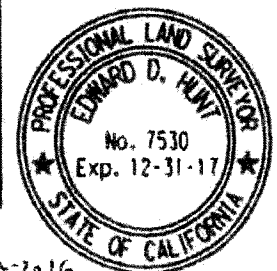


EXHIBIT "A"
LEGAL DESCRIPTION
0393-003C

BEING A PORTION OF INSTRUMENT NUMBER 207877 RECORDED JUNE 5, 1996, OFFICIAL RECORDS OF RECORDER, RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 207877, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF A 40.00 FOOT EASEMENT FOR RIGHT-OF-WAY PURPOSES TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DEED ON FILE IN BOOK 237 AT PAGES 40 AND 41, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

(COURSE "A") THENCE NORTH 89°39'40" WEST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 207877, A DISTANCE OF 109.83 FEET, TO **THE POINT OF TERMINATION;**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS (COURSE "A"), HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-003 (0393-003C)

PREPARED UNDER MY SUPERVISION:

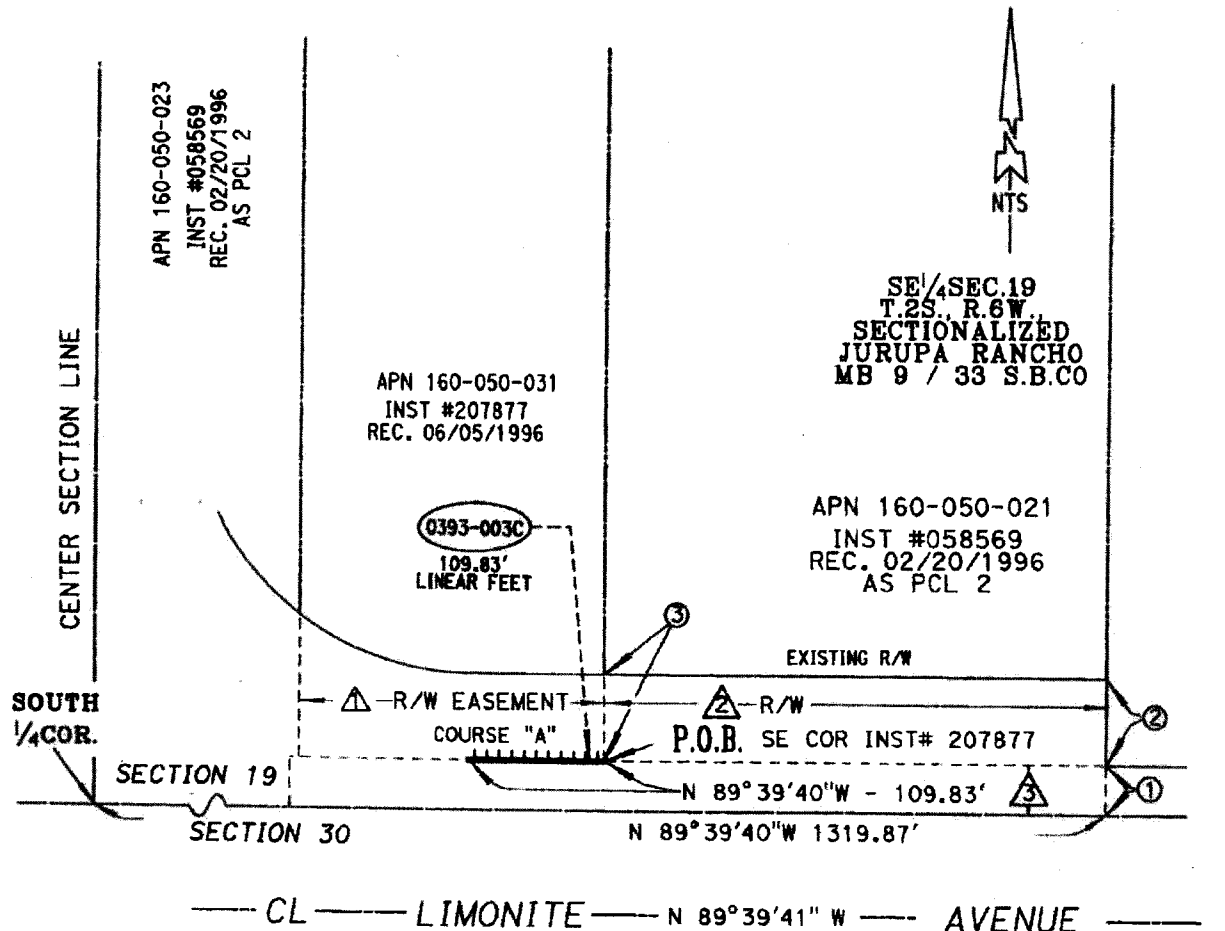

EDWARD D. HUNT P.L.S. 7530

1-4-2017
DATED:



EXHIBIT "B"

08-RIV-MP48.2-0393-003 (0393-003C)



△ RIGHT-OF-WAY AS PCL 1 PER INST. #65887 REC. 05/13/1976

△ RIGHT-OF-WAY PER INST. #230117 REC. 09/19/1986

△ RIGHT-OF-WAY PER OR 237/40-41 REC. 06/25/1935

|||| INDICATES
RESTRICTED
ACCESS

LINE DATA

① N 00°35'51" E - 40.00'

② N 00°35'51" E - 69.92'

③ S 00°35'53" W - 69.92'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-003C

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H. FINN

DATE: JANUARY, 2017

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

[Signature]

DATE:

1-4-2017

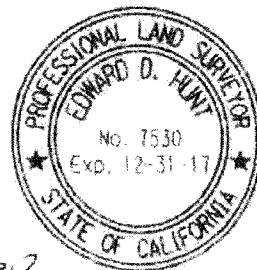
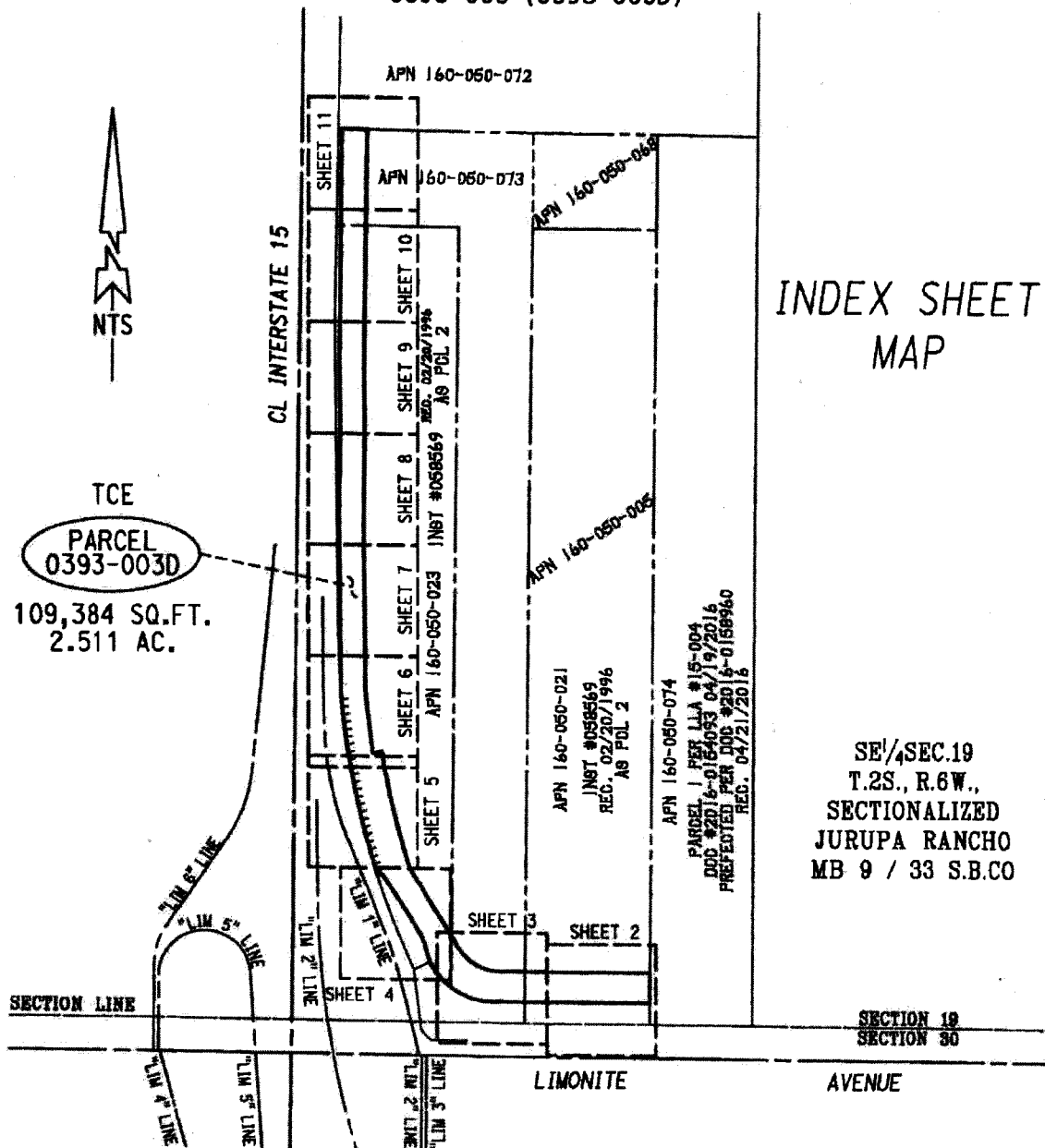


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



INDEX SHEET MAP

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: APRIL, 2017	
SHEET 1 OF 11	APPROVED BY: <i>Edward D. Hunt</i> DATE: <i>4-20-2017</i>

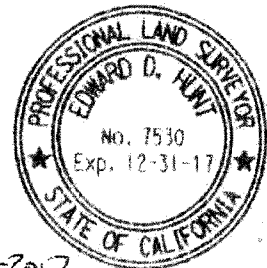


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

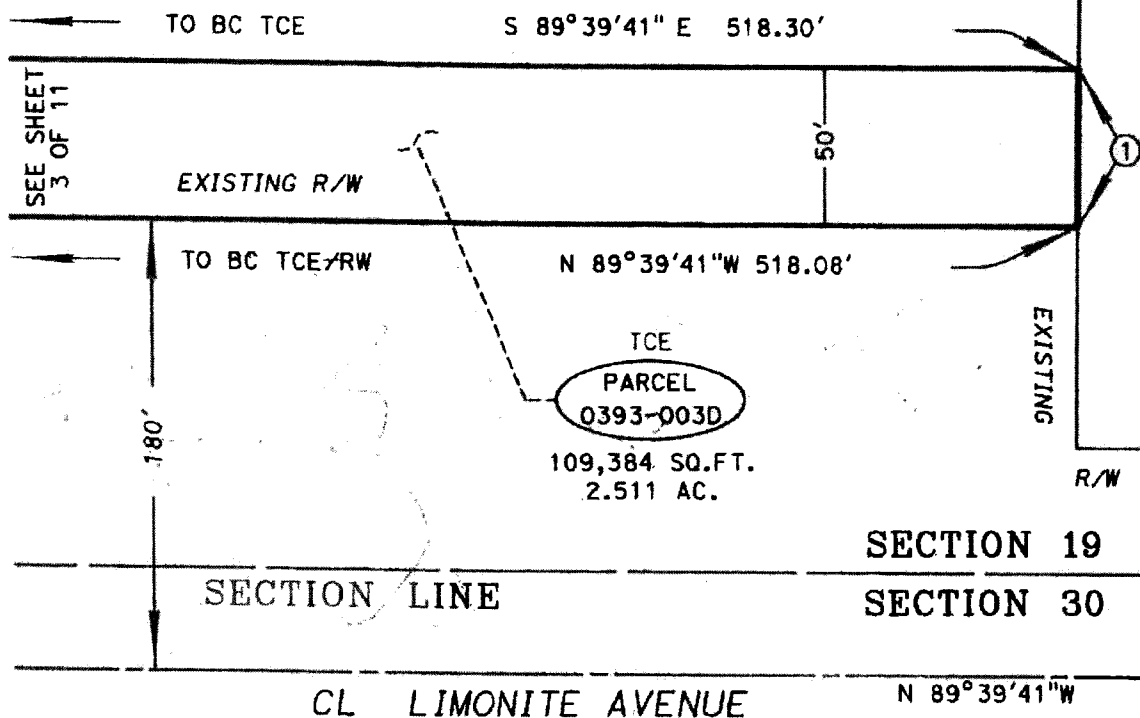
SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

INST *058569
REC. 02/20/1996
AS PCL 2
APN 160-050-021



LINE DATA

① S 00°35'51" E 50.00'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: APRIL, 2017	APPROVED BY: <i>[Signature]</i> DATE: 9/20/2017
SHEET 2 OF 11	

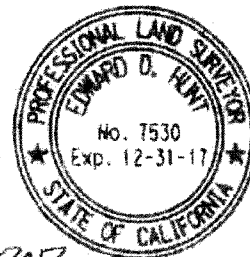


EXHIBIT "B"
08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

SE 1/4 SEC. 19
T. 2 S., R. 6 W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

APN 160-050-073

TCE

PARCEL

0393-003D

109,384 SQ.FT.
2.511 AC.

S 89°39'41" E 518.30'

LINE DATA

① S 30°51'48" E 258.42'

(R) RADIAL LINE

CURVE DATA

RESTRICTED ACCESS

② $R=169.99'$ $\Delta=64^{\circ}57'27''$ $L=192.73'$ $T=108.21'$

③ $R=219.99'$ $\Delta=64^{\circ}57'27''$ $L=249.41'$ $T=140.37'$

SECTION 19

SECTION 30

CL LIMONITE AVENUE

N 89° 39' 41" W

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 3 OF 11

APPROVED BY:

DATE: 4-20-67

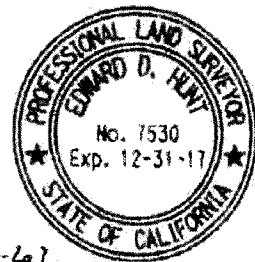
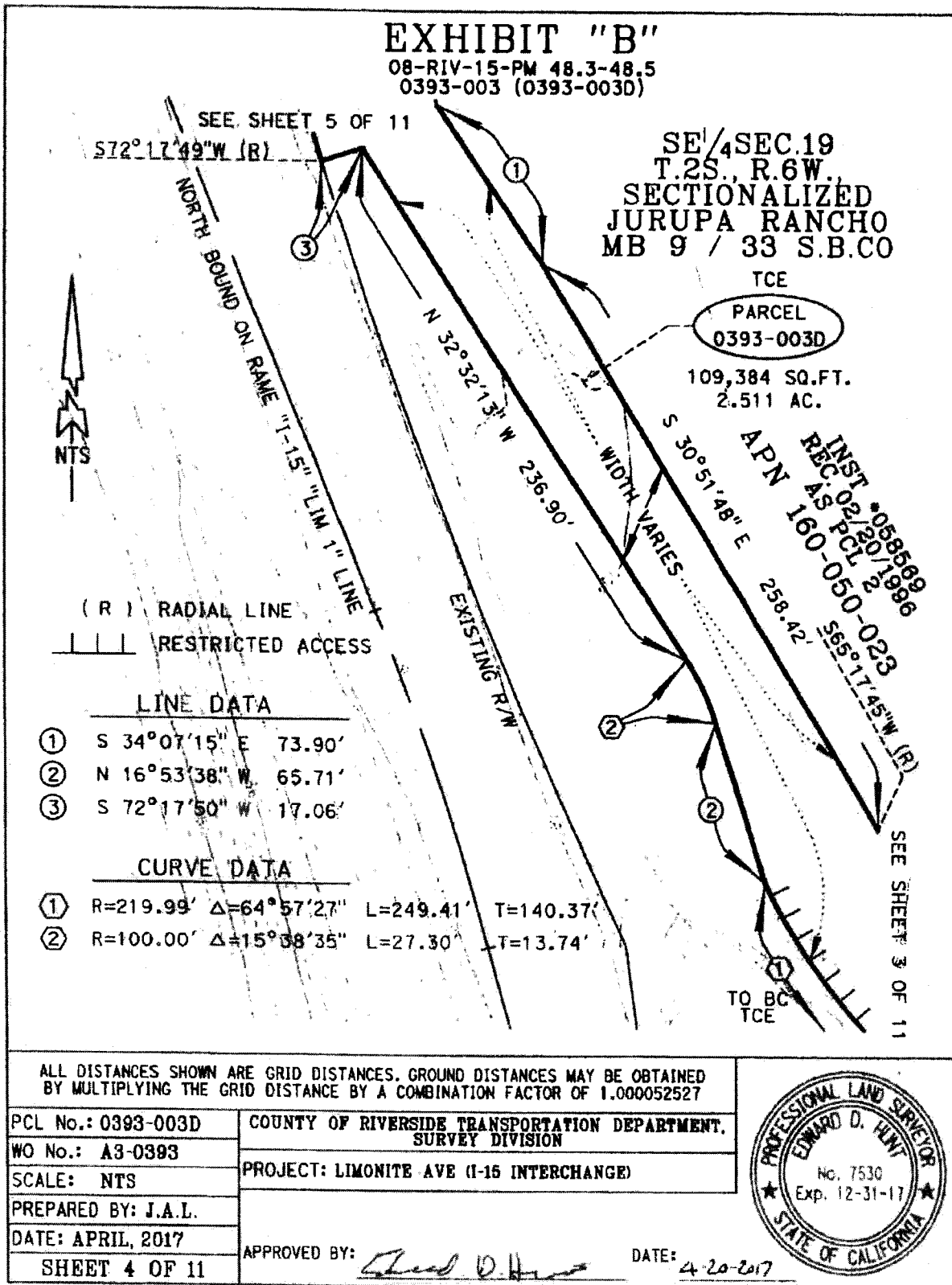


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 4 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (1-15 INTERCHANGE)

APPROVED BY:

DATE: 4-20-2017

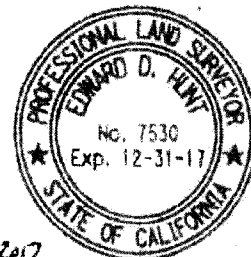
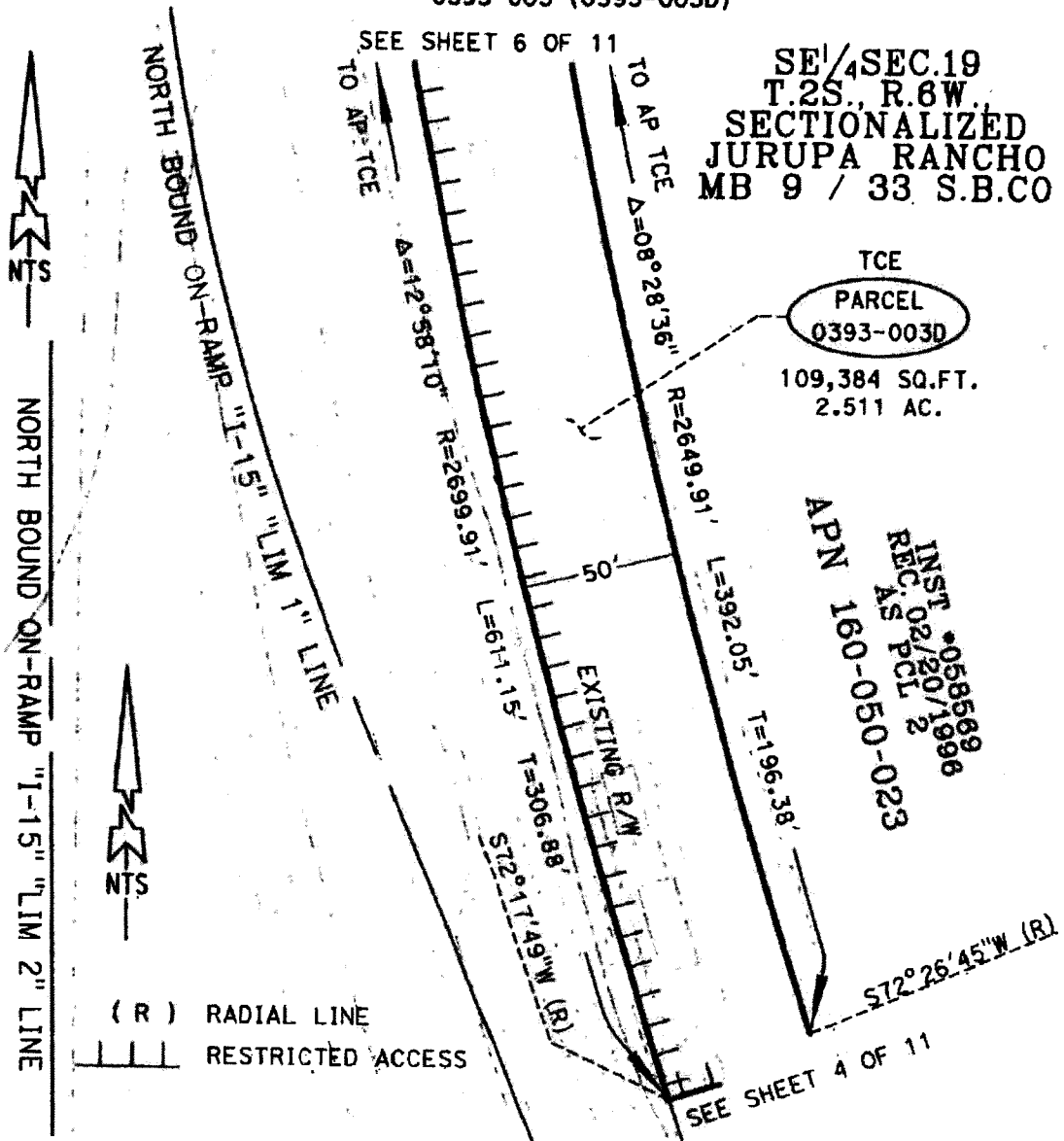


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

SE 1/4 SEC. 19
T. 2S., R. 8W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO



TCE
PARCEL
0393-003D
109,384 SQ.FT.
2.511 AC.

INST. 058569
REC. 02/20/1996
AS PCL 2
APN 160-050-023

(R) RADIAL LINE
RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D
WO No.: A3-0393
SCALE: NTS
PREPARED BY: J.A.L.
DATE: APRIL, 2017
SHEET 5 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

Edward D. Hunt

DATE:

4-20-2017

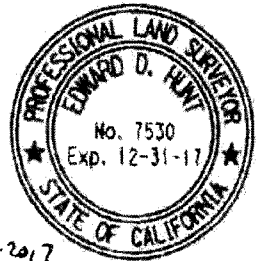
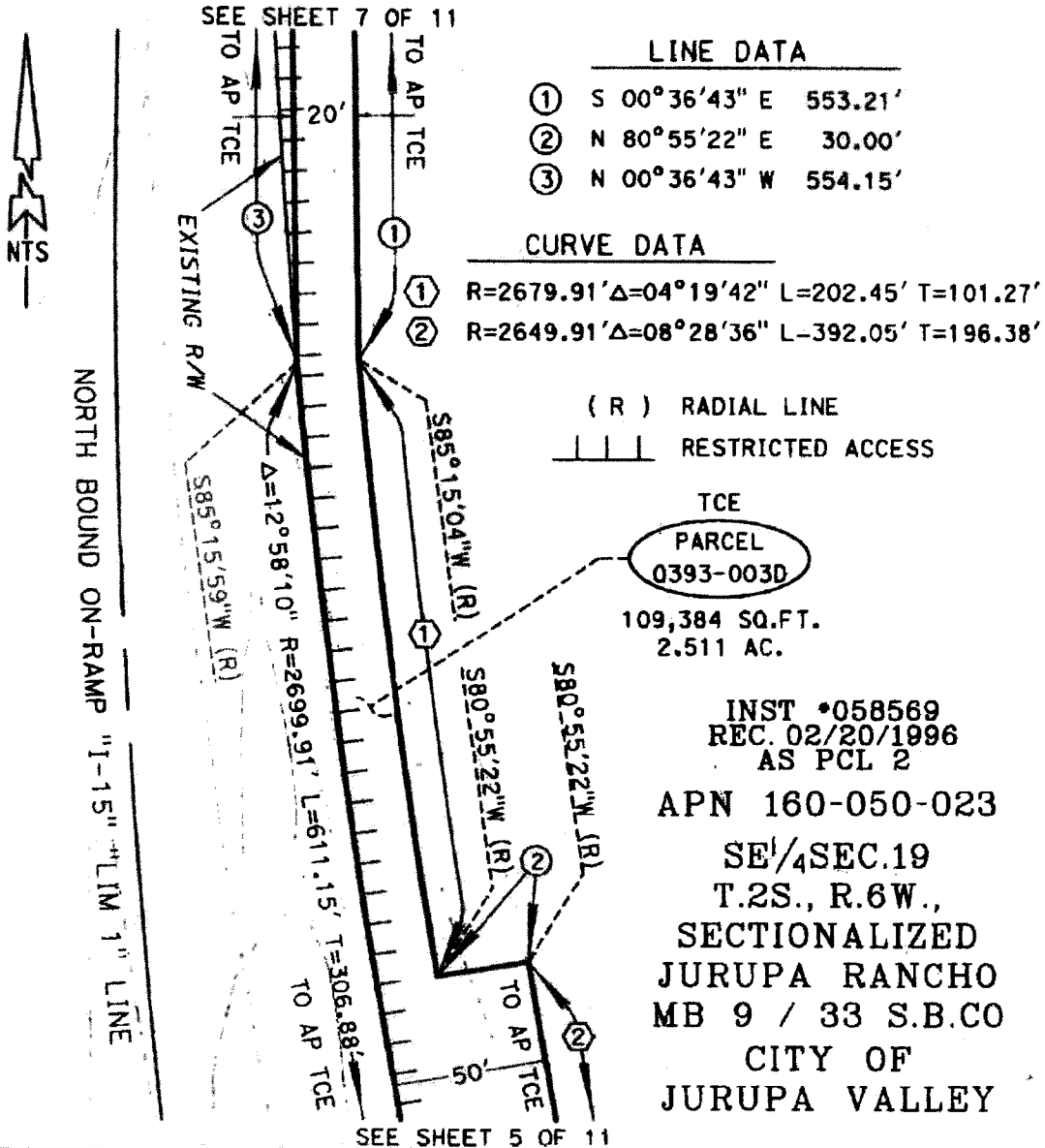


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: APRIL, 2017	
SHEET 6 OF 11	APPROVED BY: <i>[Signature]</i> DATE: 4-20-2017

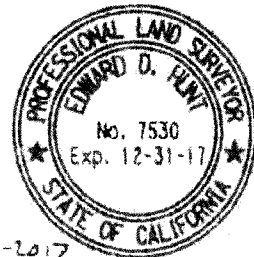
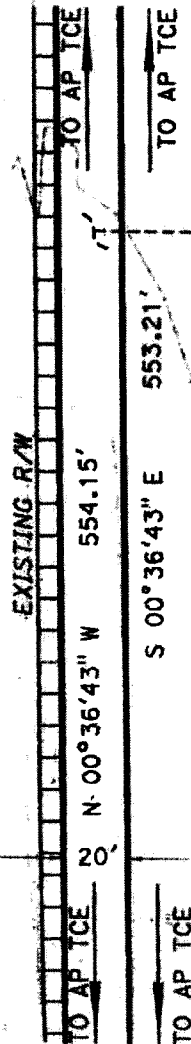


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

SEE SHEET 8 OF 11

NORTH BOUND ON-RAMP "I-15" "LIM 1" LINE



TCE

PARCEL

0393-003D

109,384 SQ.FT.
2.511 AC.

INST *058569
REC. 02/20/1996
AS PCL 2

APN 160-050-023

SE 1/4 SEC. 19
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO



SEE SHEET 6 OF 11

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: A3-0393

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 7 OF 11

APPROVED BY:

Edward D. Hunt

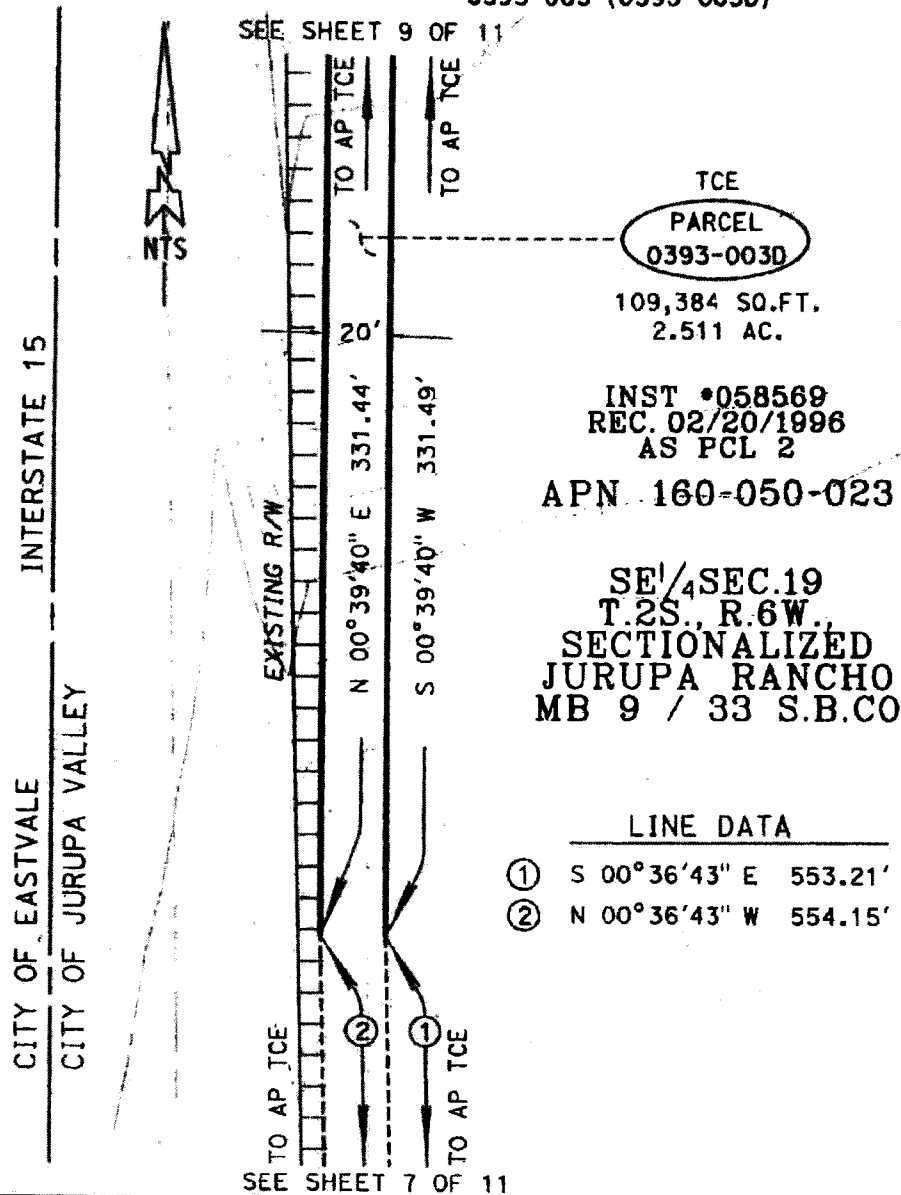
DATE:

4-26-2017



EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 8 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

Edward D. Hunt

DATE: 4-20-2017

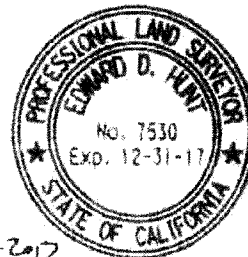
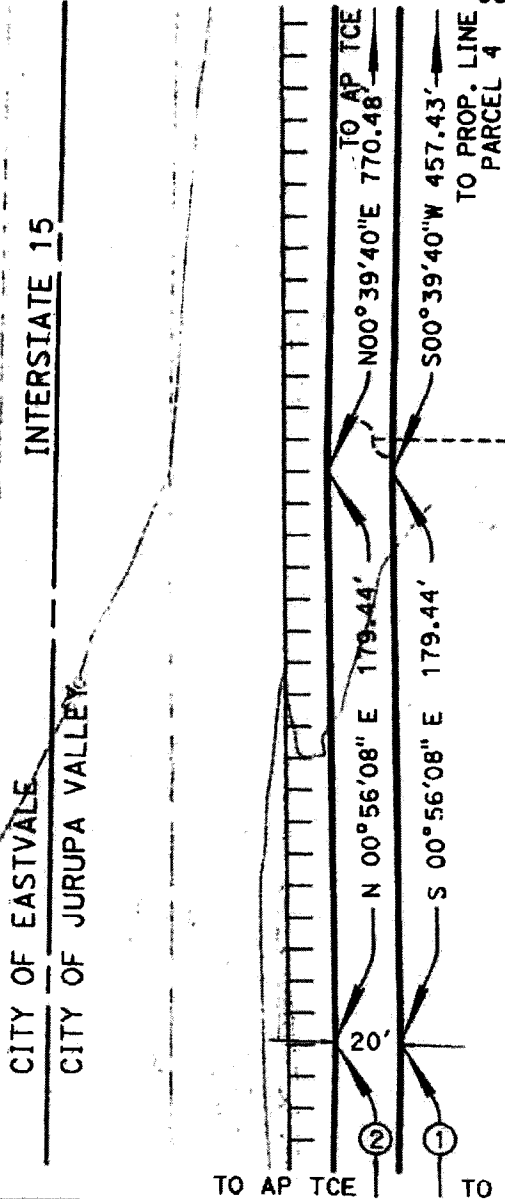


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-0030)

SEE SHEET 10 OF 11



LINE DATA

- ① S 00°39'40" W 331.49'
- ② N 00°39'40" E 331.44'

TCE

PARCEL

0393-0030

109,384 SQ.FT.
2.511 AC.

INST *058569
REC. 02/20/1996
AS PCL 2

APN 160-050-023

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

SEE SHEET 8 OF 11

TO AP TCE TO AP TCE

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 9 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

Edward D. Hunt

DATE: 4-20-2017



EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

SEE SHEET 11 OF 11

INTERSTATE 15

CITY OF EASTVALE

CITY OF JURUPA VALLEY

EXISTING R/W

20.00'

770.48'

457.43'

N 00°39'40" E

S 00°39'40" W

TO AP TCE

TO AP TCE

S 00°39'40" W
312.80'

APN 160-050-073
PARCEL 4 PER LLA #15-004 DOC
#2016-0154093 REC. 04/19/2016
PREFECTED PER DOC #2016-0158586
REC. 04/21/2016

SLY LINE OF PARCEL 4

TCE
PARCEL
0393-003D

109,384 SQ. FT.
2.511 AC.

APN 160-050-023
INST #058569
REC. 02/20/1996
AS PCL 2



INDICATES RESTRICTED
ACCESS

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

SEE SHEET 9 OF 11

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.M.

DATE: APRIL, 2017

SHEET 10 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.
SURVEY DIVISION

PROJECT: LIMONITE AVE I-15 INTERCHANGE

APPROVED BY:

Edward D. Hunt

DATE: 4-20-2017

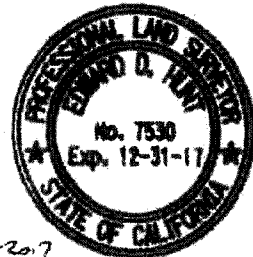


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

APN 160-050-072
PARCEL 3 PER LLA #15-004
DOC #2016-0154093 04/19/2016
PREFECTED PER DOC #2016-0158586
REC. 04/21/2016

APN 160-050-073
PARCEL 4 PER LLA #15-004
DOC #2016-0154093 04/19/2016
PREFECTED PER DOC #2016-0158586
REC. 04/21/2016

TCE

PARCEL

0393-003D

109,384 SQ. FT.
2.511 AC.

NTS

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

SEE SHEET 10 OF 11

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.M.

DATE: APRIL, 2017

SHEET 11 OF 11

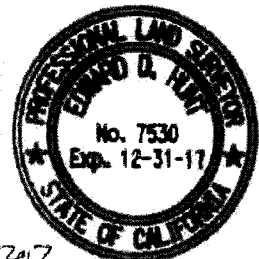
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

DATE:

4-20-2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 13, 2017

Rick Bondar
McCune & Associates, Inc.
PO Box 1295
Corona, CA 92878-1295

Re: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley
Parcel Nos. 0393-003A, 0393-003B, 0393-003C, and 0393-003D

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, the law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

- (F) That the Subject Property Interests are needed for road, access control, and temporary construction access purposes; and
(G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorizes the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project that was adopted by the Board of Supervisors on October 17, 2017 and which authorized and set a hearing on the Resolution for December 5, 2017. As a result of recent modifications in design and construction planning, your property identified as Parcel 0393-003B is no longer required for construction of the proposed Project and will not be attached to the Resolution. In addition, the County has determined that only 68,614 square feet of the Parcel 0393-003D is necessary for the proposed Project. The corrected plat map for Parcel 0393-003D will be attached to the Resolution. An amended offer was sent on November 6, 2017 for Parcels 0393-003A, 0393-003C and 0393-003D which will be the subject of Resolution on December 5, 2017.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property.

The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cecilia Gil".

Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN
RESOLUTION NO. 2017-202, NOTICE OF INTENTION TO ADOPT A
RESOLUTION OF NECESSITY FOR THE LIMONITE AVENUE/INTERSTATE 15
INTERCHANGE PROJECT**

**(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible
thereafter)**

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(Signature)

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2017-202**

3 **Notice of Intention to Adopt a Resolution of Necessity for the**
4 **Limonite Avenue/Interstate 15 Interchange Project**

5 **WHEREAS**, the portion of real properties that are the subject of this Notice
6 (collectively the "Subject Properties") are located in the Cities of Eastvale and Jurupa
7 Valley, County of Riverside, State of California, are legally described and pictorially
8 depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and
incorporated herein by this reference), are referenced as Parcels 0393-001A and 0393-
001B, Parcels 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I,
1 Parcels 0393-003A, 0393-003B, 0393-003C, and 0393-003D, Parcels 0393-004A and
2 0393-004B, Parcels 0393-005A, 0393-005C, 0393-005G and 0393-005H, Parcel 0393-
007A, Parcel 0393-008A, and Parcel 0393-009A, and are portions of larger real
properties in all cases;

WHEREAS, the Subject Properties, and the corresponding Assessor's Parcel
Number(s) of which they are a part, are listed below in Table One;

18 **TABLE ONE**

Assessor's Parcel Number (portion)	Parcel Nos.
152-630-029	0393-001A and 0393-001B
152-630-001, 152-630-008, 152- 630-017, and 152-630-018	0393-002A, 0393-002E, 0393- 002F, 0393-002G and 0393- 002I
160-050-021, 160-050-023 and 160-050-073	0393-003A, 0393-003B, 0393- 003C, and 0393-003D
160-050-063, 160-050-070 and 160-050-072	0393-004A and 0393-004B
160-640-001	0393-005A, 0393-005C, 0393- 005G and 0393-005H
160-030-070	0393-007A
160-030-005	0393-008A
160-050-074	0393-009A

FORM APPROVED COUNTY COUNSEL
BY: GREGORY G. GILBERT
DATE: 10-17-17

1 **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")
2 is to widen the existing northbound and southbound on- and off-ramps, widen Limonite
3 Avenue to three lanes in each direction through the interchange area, and replace the
4 existing Limonite Avenue overcrossing structure, as well re-construct loop on-ramps in
5 the southeast and northeast quadrant from the current diamond-style configuration to a
6 partial cloverleaf;

7 **WHEREAS**, the Project is a critical project which will reduce traffic congestion
8 and improve overall traffic flow within the interchange and on the I-15 corridor for the
9 current and future residents and businesses within the Project region;

10 **WHEREAS**, the Subject Properties are needed for public road, utility purposes,
11 access restrictions, non-exclusive temporary construction uses, and for other uses
12 required by the Project;

13 **WHEREAS**, Parcel 0393-001A, 0393-002A, 0393-003a, 0393-003B, 0393-004A,
14 and 0393-005A are fee simple interests for the State of California to construct the
15 Project;

16 **WHEREAS**, Parcel 0393-005C is a fee simple interest for the City of Eastvale
17 Right of Way to construct the Project;

18 **WHEREAS**, Parcels 0393-002E and 0393-005G are permanent water
19 easements to construct, reconstruct, install, replace, remove, repair, alter, operate,
20 maintain, inspect in favor of Jurupa Community Services District;

21 **WHEREAS**, Parcels 0393-002F and 0393-003C releases and relinquishes for
22 the purposes of a freeway any and all abutters rights, including access rights in favor of
23 the State of California;

24 **WHEREAS**, Parcels 0393-001B, 0393-002G, and 0393-002I, 0393-003D, 0393-
25 004B, 0393-005H, 0393-007A, 0393-008A and 0393-009A are for non-exclusive
26 temporary construction access for a thirty-six (36) month period from the effective date
27 of possession to access the portion of the referenced Subject Properties with
28 machinery, trucks, tools and other equipment that is useful or necessary to construct

and access the Project Property; however, no storage or staging will occur within the temporary construction area. Parcel 0393-001B will be accessed from the freeway and not through the retail shopping center, Parcel 0393-007A will be accessed from the freeway and not through the retail shopping center; Parcel 0393-008A will be accessed from the freeway and not through the mobile home park.

WHEREAS, the interests in the Subject Properties that are the subject of this notice (collectively the "Subject Property Interests") are identified below in Table Two; and

TABLE TWO				
Subject Properties	State R/W	City R/W	Other	Non-Exclusive Temporary Easement
0393-001A 0393-001B	X			x
0393-002A 0393-002E 0393-002F 0393-002G 0393-002I	X		JCSD* easement Access control	X X
0393-003A 0393-003B 0393-003C 0393-003D	X X		Access control	X
0393-004A 0393-004B	X			X
0393-005A 0393-005C 0393-005G 0393-005H	X	Eastvale	JCSD* easement	X
0393-007A				X
0393-008A				X
0393-009A				X

*Jurupa Community Services District

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the

1 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,
2 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

3 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
4 Supervisors of Riverside County, State of California, in regular session assembled on
5 October 17, 2017.

6 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
7 November 14, 2017, at 9:00 a.m. in the meeting room of the Board of Supervisors
8 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
9 Riverside, California) may decide to adopt a Resolution of Necessity that would
10 authorize the County of Riverside to acquire the Subject Property Interests by eminent
11 domain (and that would find and determine each of the following matters):

- 12 (a) That the public interest and necessity require the Project;
- 13 (b) That the Project is planned or located in the manner that will be
14 most compatible with the greatest public good and the least private injury;
- 15 (c) That the Subject Property Interests are necessary for the Project;
- 16 (d) That the offers required by Section 7267.2 of the Government
17 Code have been made to the owners of record of the Subject Properties;
- 18 (e) That, to the extent that the Subject Properties are already devoted
19 to a public use, the use of the Project is a compatible use that will not unreasonably
20 interfere with or impair the continuance of the public use as it presently exists or may
21 reasonably be expected to exist in the future (California Code of Civil Procedure
22 Section 1240.510) or the use of the Project is a more necessary public use than is the
23 presently existing public use (California Code of Civil Procedure Section 1240.610);
- 24 (f) That the Subject Property Interests are necessary for the Project;
- 25 (g) That acquisition of the Subject Property Interests will promote the
26 interests of the County of Riverside.

27 2. If (within 15 days from the mailing of this Notice) you file a written request
28 to appear at the public meeting and be heard on the matters described above in 1(a),

1 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
2 appear at that meeting and be heard on those matters.

3 3. All such written requests to appear and be heard must be filed with the
4 Clerk of the Riverside County Board of Supervisors.

5 4. Your written request to appear and be heard must be filed within the
6 fifteen (15) day time period. Failure to file such a timely written request will result in a
7 waiver of your right to appear and be heard.

8 5. Questions regarding the amount of compensation to be paid will not be a
9 part of the public meeting and the Board will not consider such questions in
10 determining whether a Resolution of Necessity should be adopted.

11 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to
12 be sent by first-class mail to each owner of record whose property may be acquired by
13 eminent domain and whose name and address appears on the last equalized county
14 assessment roll (including the roll of state-assessed property)

15
16
17
18 ROLL CALL:

19 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
20 Nays: None
21 Absent: None

22 The foregoing is certified to be a true copy of a resolution duly
23 adopted by said Board of Supervisors on the date therein set forth.

24
25
26
27
28
KECIA HARPER-LEEM, Clerk of said Board

By 

Deputy